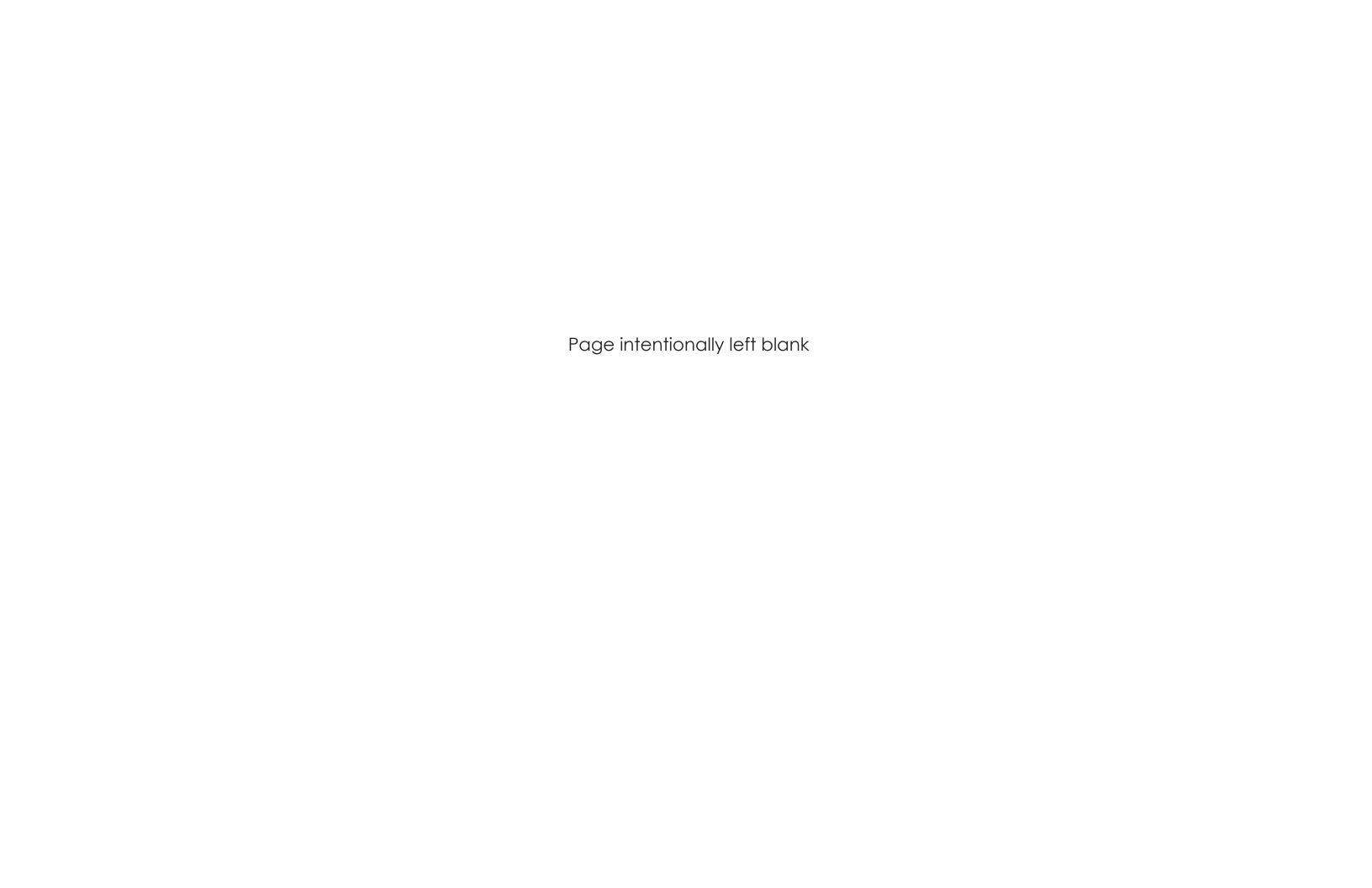
URBAN DESIGN VISIONS FOR MILPITAS California Circle and Main at Serra

Chapter 4 Final Proposals California Circle

Team 1: Benzel / Johnson / Shimer / Vargas / Zanmiller
Team 2: Bonila / Coleman / Ha / Sheilkhali
Team 3: Bertwhistle / Severon / Perez / Way







Waterview plaza









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Team 1





Vision

Inspiration for this project was pulled from a number of places and experiences. Visits to Mountain View, San Jose, and Downtown Sunnyvale gave the studio an idea of the types of well planned, mixed use developments that California Circle was lacking. Milpitas is in the heart of the Silicon Valley, yet the site represents more of an "Anywhere, USA" office park. The existing development lacks imagination, innovation, and aesthetics. The dynamic, future-thinking nature of Silicon Valley served as a strong source of inspiration for the redevelopment. Technology is a rapidly evolving field, and it makes little sense to place these companies in offices that don't inspire out of the box (or cubicle) thinking. Tech giants such as Google, Facebook, and Apple draw employees and tourists alike to their campuses. This represents the evolution of the modern company outside of the office and into the imagination - sparking not only technical growth but creative development.



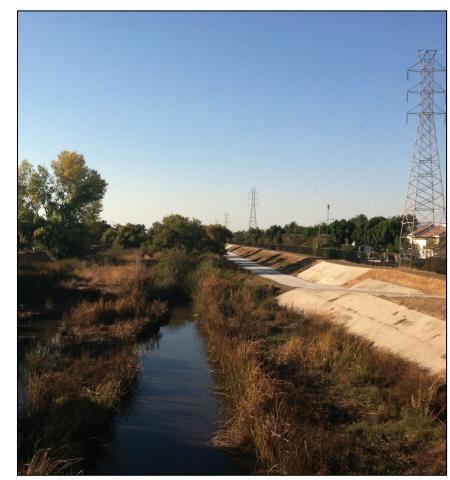
Covered outdoor eating space on Google's campus in Mountain View, CA.



San Jose's Santana Row, showing a pedestrian-only median with outdoor furniture and gathering space.

Community development was another goal for California Circle. The area is surrounded by neighborhoods, but left little space for public gatherings and spontaneous social interactions. This sense of community that was observed in Santana Row and Downtown Sunnyvale is a result of the marriage of inviting built environments and dedicated citizens. Milpitas is an attractive place for young families from a range of cultures. California Circle is optimally placed along I-880, creating easy vehicular access to the site. The challenge is not only to get people to the site, but to keep them there, and this is done by creating a built environment that allows for people to come, shop, interact, and be inspired. The rich mix of cultures in Milpitas creates a special opportunity for the community to learn from one another and further the culture of creative inspiration and innovative thinking in the region. An increase in social opportunities would further the City's ability to attract residents.

The site is not only conveniently boarded by a major Bay Area interstate, but also by a calmer right of way. Penitencia Creek and the adjacent trail serve as valuable connections to the natural world that are increasingly hard to find in the region. Views to the east of surrounding hills further ground the experience in nature. However, there is currently a disconnect between the built environment in California Circle and the creek. Access to the trail from within the site is limited, separated by large dirt berms. The trail itself is in good condition, but is not surrounded by inviting elements such as native landscaping and lighting. The trail also lacks connection to the rest of California Circle.



Penitencia Creek boardering the site and surrounding neighorhood in Milpitas, CA.



Vision Statement

Waterview Plaza will be an innovative, attractive, mixed-use, and pedestrian friendly development, designed to establish a new image of Milpitas for the 21st century. It will embody a multi-dimensional transition from gray to green, focusing on technology, sustainability, and community. It will provide desirable amenities for site patrons, Milpitas residents, and visitors from the surrounding Bay Area. This project will establish Milpitas as a leader in forward-thinking development and signify the start of a new history for the city.



Image depicting possible outdoor plaza area.



Aqua Adventure in neighboring Fremont, CA

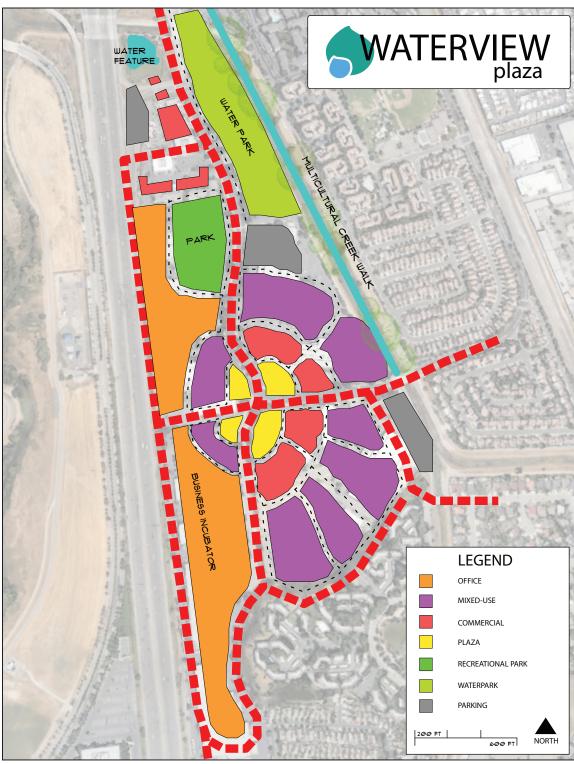


Pedestrian and bike-friendly pathways.



Current "Welcome" sign adorring Milpitas,





The team's concept diagram for Waterview Plaza

Though currently underutilized, California Circle is brimming with potential. It is nestled between I-880 and Penitencia Creek, offering a unique opportunity to wed the busy Silicon Valley with the natural world. There is also a clear opportunity to attract visitors from both a regional and local scale. I-880's northbound exit to Dixon Landing Road deposits directly into the site, and is part of an arterial freeway from Oakland to San Jose. This makes the site extremely accessible for the entire East Bay. Additionally, there is a large number of single family houses across the creek to the east of the site. This enhances the ability to make a site that serves the needs of the local community, especially in a walkable, bikeable way. Milpitas is a crossroads of culture, innovation, and community, and any redevelopment on this site should mirror that.

The goal of this studio was to merge all of the positive existing aspects of the City into this site, while maintaining a logical cohesion and flow. Key goals included creating a culture of innovation, enhancing connections to the local and regional community, and making sustainability a priority. These objectives led to the idea of focusing on writing the story of Milpitas as it would be recorded as history decades from now. Just shy of 60, the city is young. Creating a development that will be flexible for the needs of future generations while improving upon existing infrastructure will help establish a new identity for the city while embracing the rich diversity of businesses, cultures, and residents in Milpitas.

As this vision materialized into a conceptual diagram, some key elements were clear. A revamped office park and business incubator, a core plaza to create a node for the site, an enhanced creekside path to better connect the built and natural environments, and a small waterpark to create a unique identity for the site and a covetable amenity for Milpitas families. These design aspects will make the site redevelopment a benefit not only to the local community, but to the entire region.

With the technology-based operations taking place in Silicon Valley, office space is always needed for expanding companies, as well as up and coming startups. Waterview Plaza will host a range of office sizes, to allow the largest firms and the smallest startups to coexist, inspire, and grow together. The goal of the office park redesign is to boost revenues and innovative technologies, by attracting the best companies and sparking a cycle of continual growth and regrowth within the site. Offices will ensure a daytime presence and increase the safety element in the site.



Today's brightest minds desire not only to work, but to play and be creative at the same time. The central core and surrounding mixed use will provide a stimulating social environment within Waterview Plaza. This will not only provide amenities for employees such as shops and restaurants, but create a desirable place to visit for Milpitas residents and outside visitors. The core plaza serves as a central node for all transportation modes, and highlights pedestrian activity by leading to pedestrian walkways lined with shops and restaurants. Parking on the peripheries will allow easy vehicular access while prioritizing patrons using alternative modes of transportation and encouraging spontaneous social interactions. Large walkways expand in all directions from the central plaza, leading to different activities and land uses fostering the urge to explore the activities within the site.

The creek walk and water park incorporate the natural element of Penitencia Creek with the built environment. Using water as the common thread, a combination of trail enhancements, watershed restoration, and low impact development will transform the currently disconnected trail into a lush path encapsulating the site. The community utilizes the creek walk that exists today, but the design team believes that the creek walk can be improved and become a focal point for recreational use, personal relaxation, and all-around community enjoyment. It is the vision of the design team to improve the health of the creek and with sustainable environmental measure within the site ensure that the health of the creek is maintained for future generations. The creek walk will be bordered by professional office, mixed-use retail, dining options, and community designed gardens representing the many cultures in the city. The walk will culminate with the water park, which is the main technique in the merging natural water with man-made elements. The small-scale water park will be a great source of revenue for the city, as well as providing another unique activity to draw families to the site.

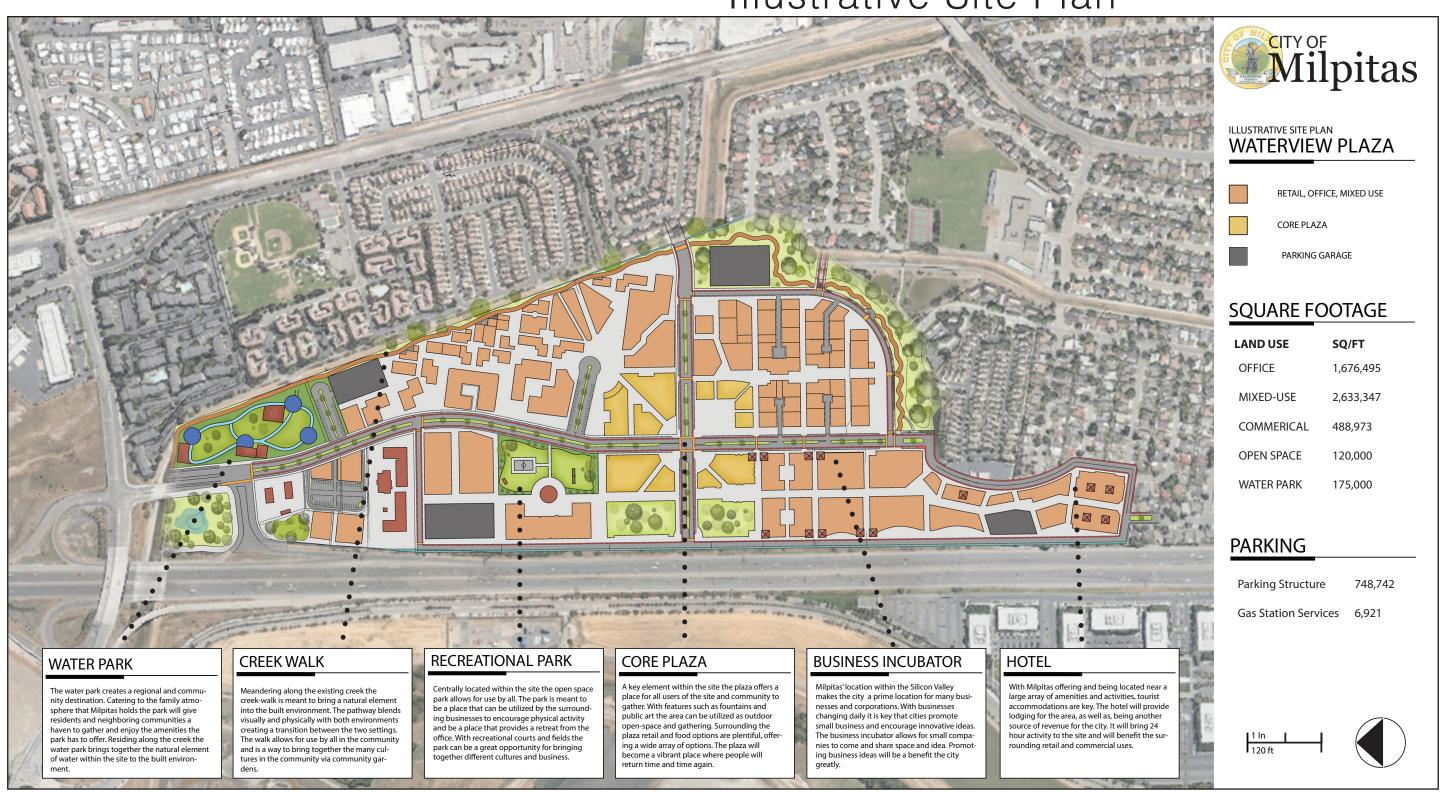
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View of the Water Park



Illustrative Site Plan





Key development elements

business park & incubator

A combination of modern offices and a business incubator will continually bring new businesses into the site and Milpitas, re-establishing the city as a technological pioneer. A range of square footages will attract cutting edge companies of all sizes. Surrounding commercial and open space amenities makes Waterview Plaza an attractive place to work and play, making business occupants competitive recruiters for the best & brightest minds.

The central plaza, home to a mix of office and

offices and incubators. The four-way stop and

quadrant of plazas create a central node for

vehicles, bicycles, and pedestrians, making a

shops and restaurants will benefit from frequent

patronage from hotels and offices in the site.

connections between the built and natural

provide stormwater benefits.

surrounding neighborhoods, and adjacent

commercial uses, will attract visitors from I-880.

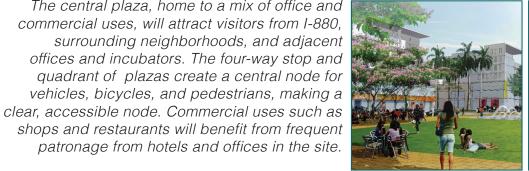




core plaza









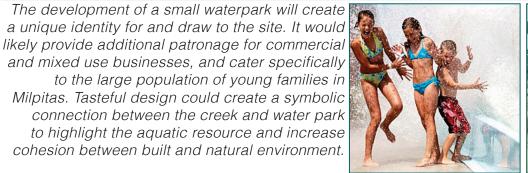




development table

LAND USE	SQUARE FOOTAGE	PARKING
Office	1,676,495	5532
Mixed Use	2,633,347	6952
Commercial	488,973	1956
Parks & Open Space	220,000	5
Water Park	175,000	50

water park





recreation park





hote





Waterview Plaza's prime location along an arterial interstate makes it a natural stopping point for travelers. Additional hotel property will accommodate visitors stopping for the night or coming to visit all that Milpitas has to offer. It will also provide a convenient and attractive option for people traveling to Waterview Plaza on business, as it is in walking distance to offices, shops, and places to eat as well

picnic, and relax.

cohesion between built and natural environment.

This park will benefit all uses within the site.

Cal Poly San Luis Obispo / City of Milpitas



Phasing & Sectors





phase one: office park

The development of an office park and business incubator was the original spark of inspiration for this redevelopment, and could provide the most immediate improvement upon the site's current condition. This would include over 1.5 million square feet of new office space, a portion of which would be dedicated to a business incubator that would fuel the culture of innovation and technology Waterview Plaza seeks to embody.

phase three: retail

After the implementation of the office park and core plaza, slow infill of office and commercial mixed use space will continue to meet demand. This will include a range of commercial square footages on lower floors and offices above, continuing the walkable, lively, and diverse nature of Waterview Plaza. This development phase will spread out from the central plaza to meet demand while keeping the development relatively dense.

phase two: core plaza

The central plaza sector is a natural next development phase for Waterview Plaza. The increased number of employees in the newly developed office park will seek amenities such as restaurants and shops. The development of a central node will also begin to draw patrons to the site other than employees, increasing revenues and begining the establishment of a sense of place within Waterview Plaza.

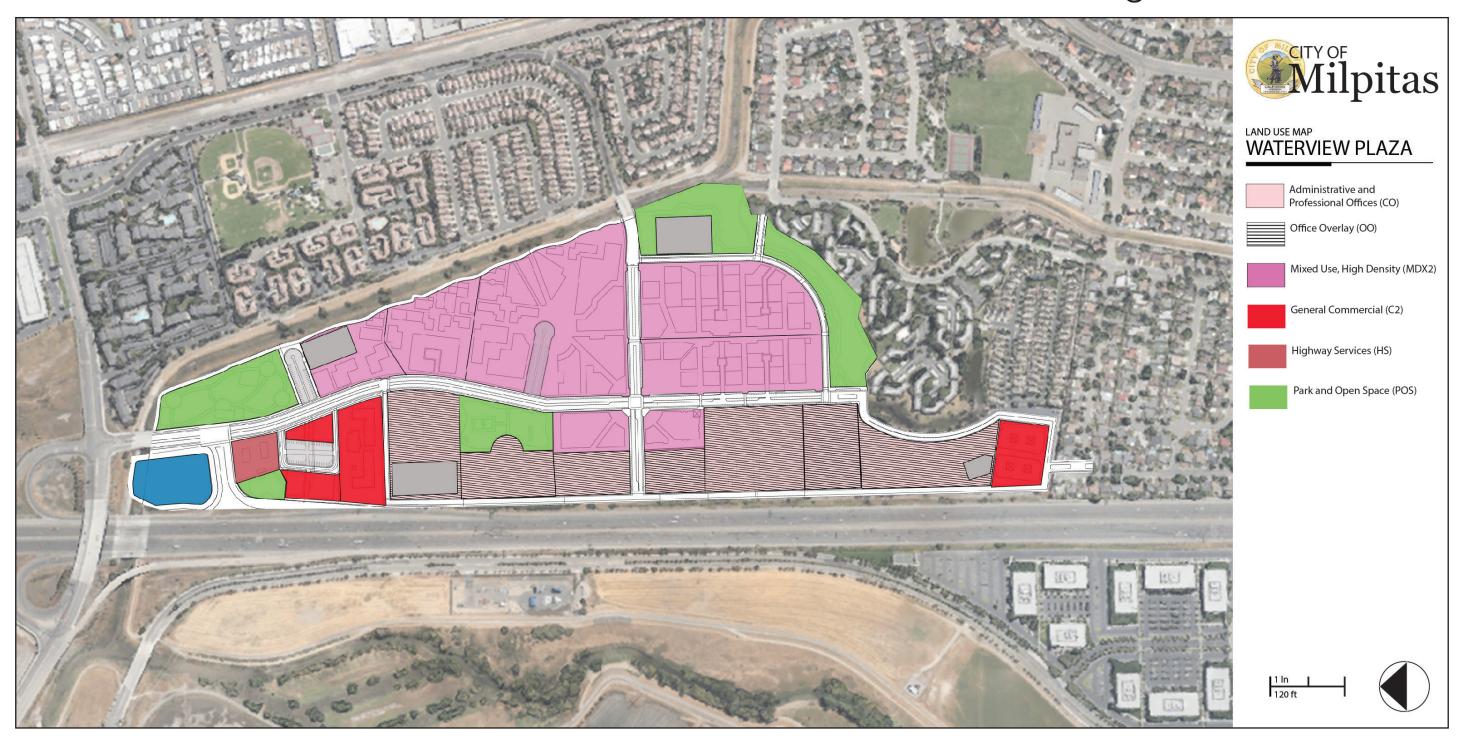
phase four: water park

Once the site has been fully established as a technological and commercial leader in Milpitas and the Silicon Valley, a small water park will provide not only additional draw to the site, but provide a covetable amenity for the large number of young families in the area. Modeling off of Fremont's highly successful and publicly operated Aqua Adventure Water Park. At just over 4 acres, the park will be desirable, unobtrusive, and tasteful.

phase five: travel amenities

Highway services and travel amenities will be the last development phase for Waterview Plaza. The existing services are the highest quality in the existing site, and will be able to continue to serve the development while the other phases are built. However, increased hotel space and other commercial highway services such as coffee shops and gas stations will bring more travelers into the site and increase ease of service for employees.

Land Use & Zoning





Land Use Descriptions





Highway Services

administrative & professional offices (CO)

The purpose and intent of this zone is to provide a district for medical, business, and professional offices, and medical and dental clinics.

office overlay (OO)

The purpose of the Gateway Office Overlay District ("-OO") is to provide for higher intensity, Class A office development at gateways to the City of Milpitas. Uses other than Class A offices, shall be permitted or shall require use permit approval as applicable for the underlying zoning district.

mixed use, high density (MDX2)

The purpose of the MXD2 zoning district is to encourage a mix of retail, restaurant, entertainment, and commercial service uses on the ground floor with residential or office uses on the floors above while maintaining a pedestrian-oriented streetscape. It is intended that the retail or restaurant space required will ensure neighborhood-oriented retail and services are provided within walking distance of high density residential development.

general commercial (C2)

The purpose and intent of this zone is to provide for the wide range of retail sales and personal and business services primarily oriented to the automobile customer to provide for general commercial needs of the City and to promote stable, attractive commercial development which will afford a pleasant shopping environment. It is intended to include those commercial uses in which shopping may be conducted by people walking to several stores as in a center and may include uses customarily of a single-purpose character served from an immediately parked automobile. Special development standards are incorporated in the district regulations in order to provide for orderly development and to minimize potential traffic hazards. The C2 District, when appropriate, will be located along major thoroughfares and in accordance with the adopted City of Milpitas General Plan.

highway services (HS)

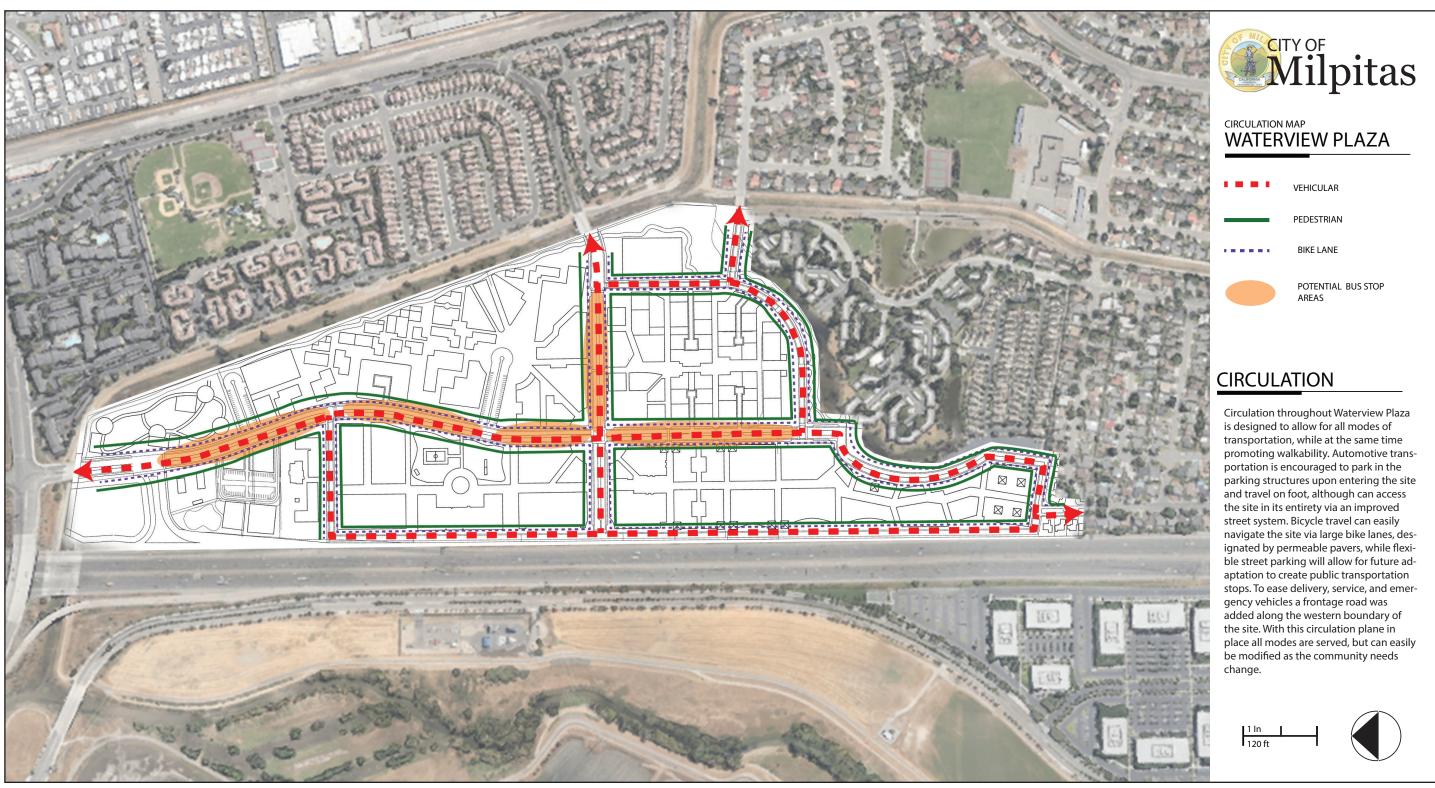
The purpose and intent of this zone is to provide for the wide range of personal and business services primarily oriented to the automobile customer and transient residential uses such as motels or mobile home parks. It is intended to include those commercial uses which customarily located outside of the Central Business District area and tend to require lots with well-maintained grounds. The highway service uses listed are of a relatively low customer volume. Special development standards are incorporated in the district regulations in order to provide for orderly development and to minimize potential traffic hazards. The HS District, when appropriate, will be located along State highways and major City thoroughfares and in accordance with the adopted City of Milpitas General Plan.

parks & open space (POS)

To provide for public open space and recreational uses in order to preserve environmentally sensitive areas and accommodate community service or recreational facilities.



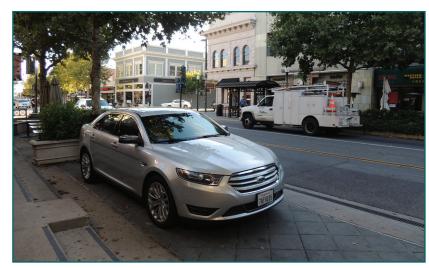
Circulation



On Circulation

Waterview Plaza will incorporate a wide spectrum of transportation options to accommodate a wide range of transit needs. Vehicular infrastructure is presently the strongest access mode to the site. I-880 immediately borders the site, and the northbound exit to Dixon Landing Road leads directly into Waterview Plaza.

On-street spaces and multiple parking garages will provide ample room for vehicular services, but will be located on the peripheries of the site to encourage walking through the site, increasing engagement with surroundings and healthy choices. Discrete service roads will provide necessary delivery and municipal services to businesses without interrupting pedestrian flow.



On-Street Parking

Pedestrian options will be prominent throughout the site. Wide sidewalks running along California Circle and a number of pedestrian only plazas through business and commercial areas will enhance the social experience and connection to the area. The creekside path will wrap along Penitencia Creek, running along busy mixed use areas as well as cultural gardens and open space, heightening the connection between the built and natural environment while preserving pedestrian options. The office park will also allow for second story, open air pedestrian bridges, which will create a unique aesthetic and further emphasize the importance of walkability within the site.



Crosswalks



Wide Sidewalks and Pedestrian Plazas

Bicyclists will also be able freely move to and around Waterview Plaza. Bike lanes line California Circle, and ample bike parking will be available throughout the site.



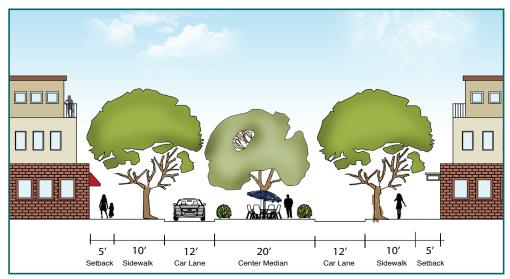
Bike Lanes

Although there are currently no scheduled local or regional mass transit options serving Waterview Plaza, the development has special curb cuts, stops, and designated shelters that will make the addition of a bus or light rail system an easy transition. This would benefit employees and neighbors by reducing congestion along Dixon Landing Road and further encourage sustainable behaviors within the site.

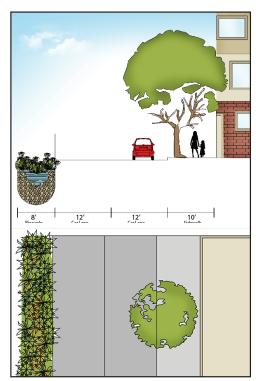


Curbs Cuts, Stops, and Shelters

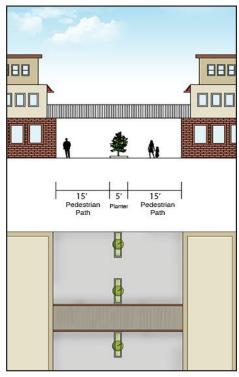




Service Road Section

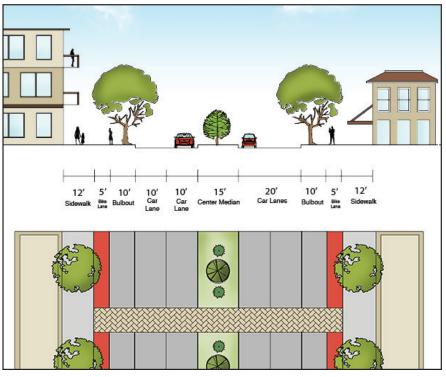


Section and plan views of typical street in retail area and its bio swale

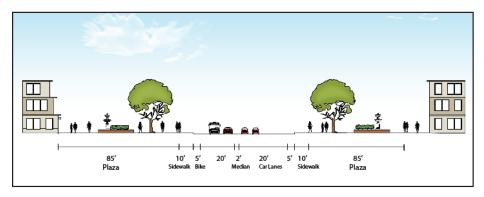


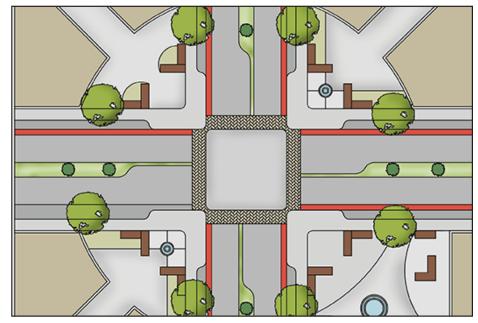
Section of the business district highlighting a pedestrian bridge

Circulation - Street typology



Section and plan views showing the relationship between business district and mixed-use area.





Section and plan views showing the core center plazas



Conclusion

If the nature of technological growth is eternally dynamic, then Silicon Valley will never be called monotonous or predictable. Through boundary-pushing planning and development such as Waterview Plaza, Milpitas can not only ride this consistent state of flux, but become a leader and pioneer for the entire region. This redevelopment project embodies that idea. It is so much more than a physical place - it reaches for the highest fruit, seeking only the best.

To reflect on our original vision statement, it is clear that Waterview Plaza success has been built upon the three pillars of technology, community, and sustainability. The site will be technologically advanced in it's building design and materials, but also create a culture of innovation, imagination, and questioning the impossible.

In this new frontier, however, the human element will not be lost. Walkable, open-space oriented development will prioritize the site patrons by creating a welcoming built-environments. Elements such as the water park and cultural garden walk will recognize, appreciate, and cater to the people that make Milpitas the place it is today, while continuing to attract visitors from outside of the city.

Finally, the site will respect and highlight the natural world within and around it. Forward-thinking techniques such as low impact development and stream restoration will protect the site from flooding and increase the connection between the built and natural environments. By reflecting Milpitas' rich human capital in an equally impressive development, Waterview Plaza will prove a new face for the City, as a true leader in Silicon Valley.



Business Incubator and pedestrian bridge between buildings in the background



Core Plaza



Water Park

Special Thanks from Team 1

Endless thanks to the City of Milpitas, for sharing its rich community and unique planning issues with this studio. The learning experience has been invaluable and the experience unforgettable.



View of central plazas













Team 2
Juan Alberto Bonilla
Seitu Coleman
Jenny Ha
Monet Sheikhali



Project Description

The Cosmo Center, located in the City of Milpitas, is intended to transform the California Circle site into a vibrant activity center. Upon completion, the Cosmo Center will include mixed-use developments, townhouses, green spaces, amphitheater, cultural center, entertainment center, pools, and parking space.

Freeway Buffer

Mixed-use developments with offices over commercial-retail, as well as parking structures along Interstate 880, will serve as a freeway buffer. The freeway buffer will minimize noise coming from the highway.

High-Tech Corridor

Along the highway, high-rise offices will attract start-up companies within the area. There will also be a high-tech museum to serve as a regional landmark for the San Francisco Bay Area and promote the image of Milpitas with its proximity to Silicon Valley. Several design features were included in order to make the Cosmo Center economically and environmentally sustainable.

Mix of Uses

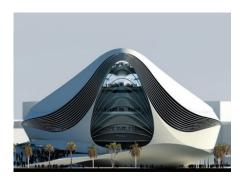
The Cosmo Center incorporates a mix of uses and compact developments all within walking distance of each other. Some of our special features are the green median, hi-tech museum, and frontage road. Streets are complete with wide sidewalks, amenities, bicycle lanes, and street parking to increase walkability and encourage pedestrian presence.

Transition of Uses

A transition towards more intense uses across the site make the Cosmo Center admissible to the surrounding neighborhoods. The Cosmo Center will increase the image of the City of Milpitas as an attractive and memorable place to live.

Vision Statement

The Cosmo Center is a pedestrian-friendly mixed-use development located in the "crossroads of Silicon Valley." It augments the surrounding community by providing inviting features, landmarks, housing, and space for commercial, hi-tech, and recreational uses. The Cosmo Walk is an accessible, culturally rich, and a livable community that provides a destination for both visitors and residents of the City of Milpitas.







Museum

Amphitheater and Fountain

Parking Structure with Façade







Pedestrian-friendly Median



Varied Architectural Styles

Major Features

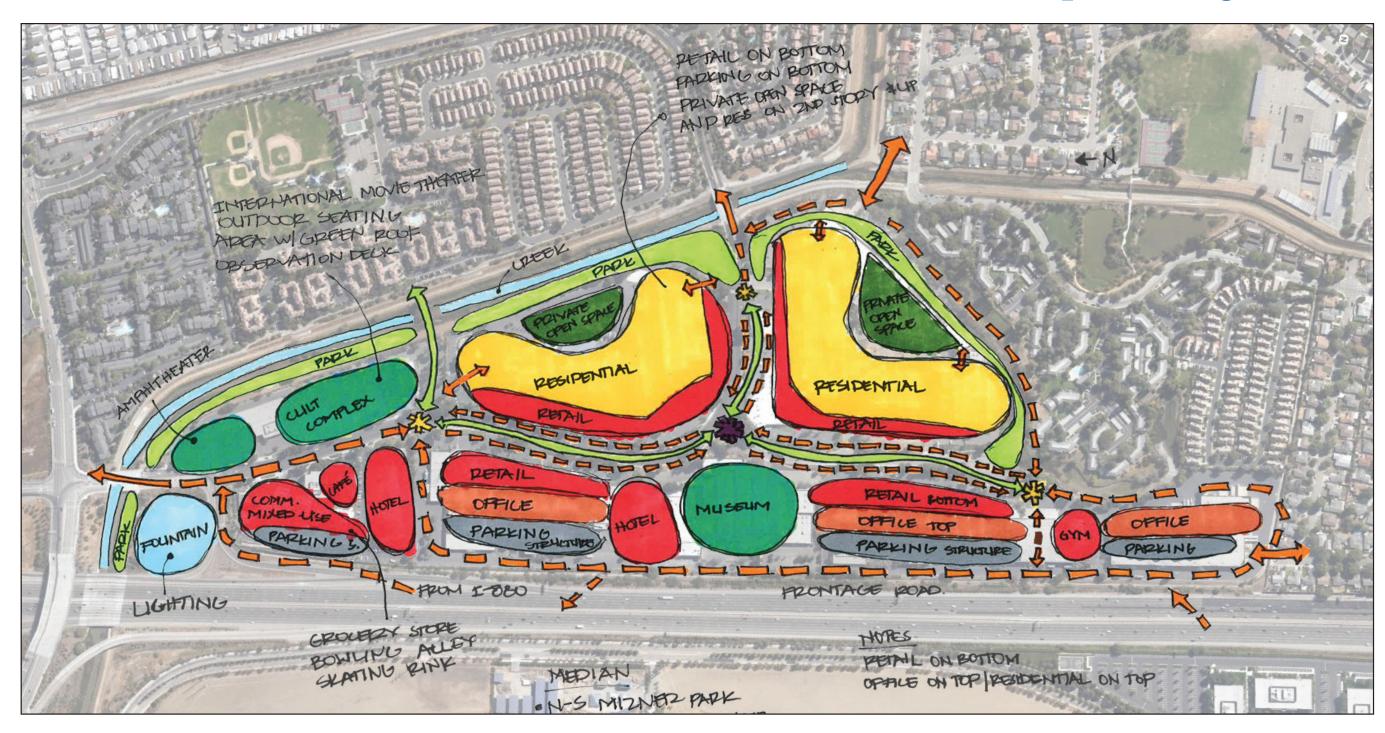
- Museum
- Cultural Center
- Fountain
- Landmark
- Median with water feature •
- Park
- Mixed-use

- Townhomes
- Transitional development (Residential to Commercial)
- Retail
- Office
- Hotels

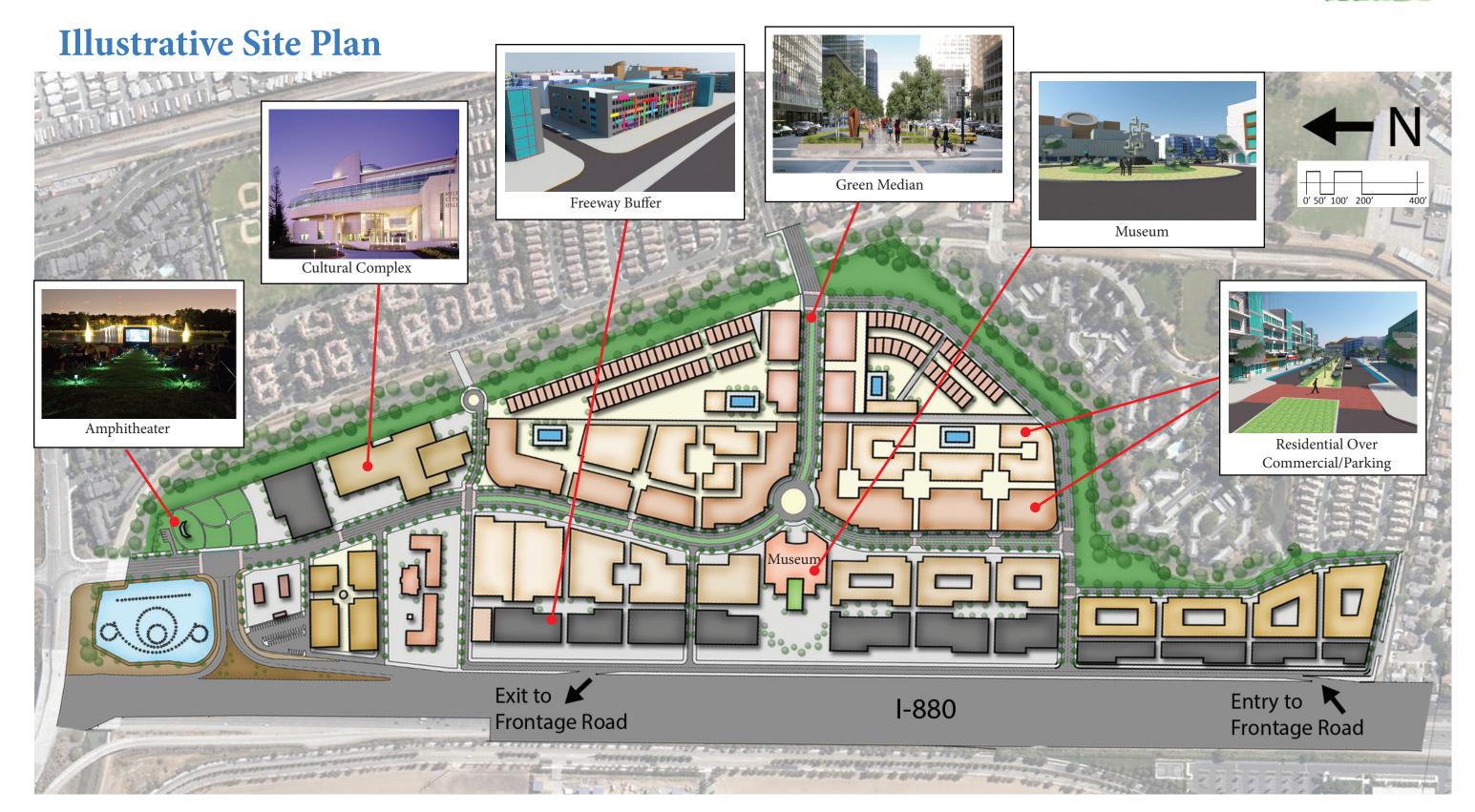
- Gym
- Parking
- Bike Lanes
- Gas station
- Grocery store
- Entertainment complex
- Amphitheater



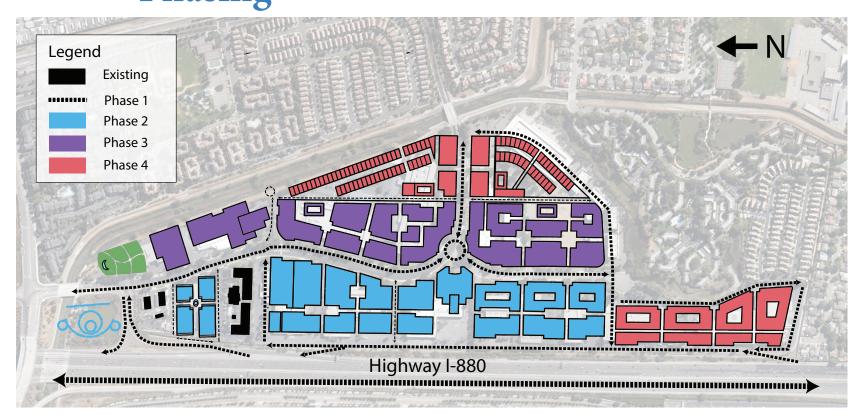
Conceptual Diagram







Phasing



Phase 1 - Roads & Connections

New roads will ensure connections and reliable transportation within and around the project site. The frontage road will provide access to the site from the highway in the most effective manner. Roundabouts and green medians will provide traffic calming measures as well as promote walkability.

Phase 2 - Freeway Buffer & Gateway

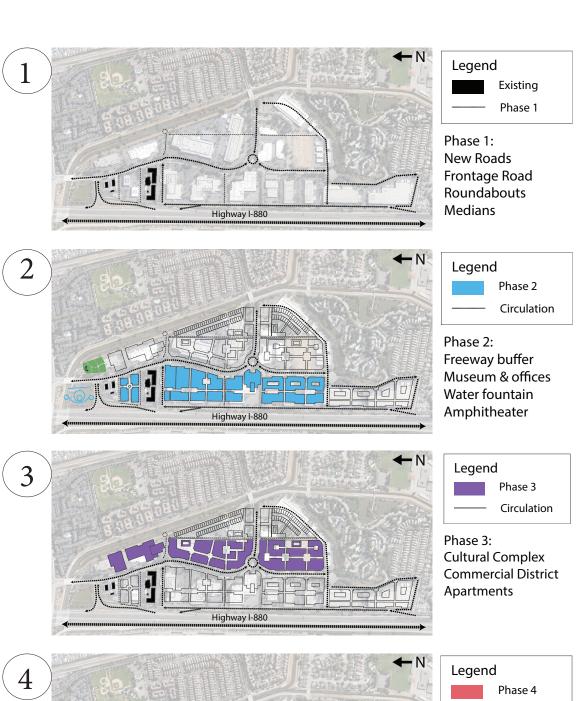
The development of the freeway buffer and the gateway will assure noise protection and attract highway users to the site. The high-tech museum, high-rise offices, and interesting facades of the parking structures will attract onlookers to the site. The water feature and amphitheater will provide entertainment and strolling for locals and visitors.

Phase 3 - Cultural & Commercial District

The cultural complex, commercial district, and apartments will further expand the livability of the Cosmo Center. Individuals will be given the opportunity to live, work, and play in the area. The commercial district will feature an international food court and is located below residential units.

Phase 4 - Additional Amenities

After the completion of the roads, gateway, as well as cultural and commercial district, additional offices and townhomes will be created to establish more living and working opportunities. Besides apartments, townhomes will be provide different choices for individuals who are working within or around the site.



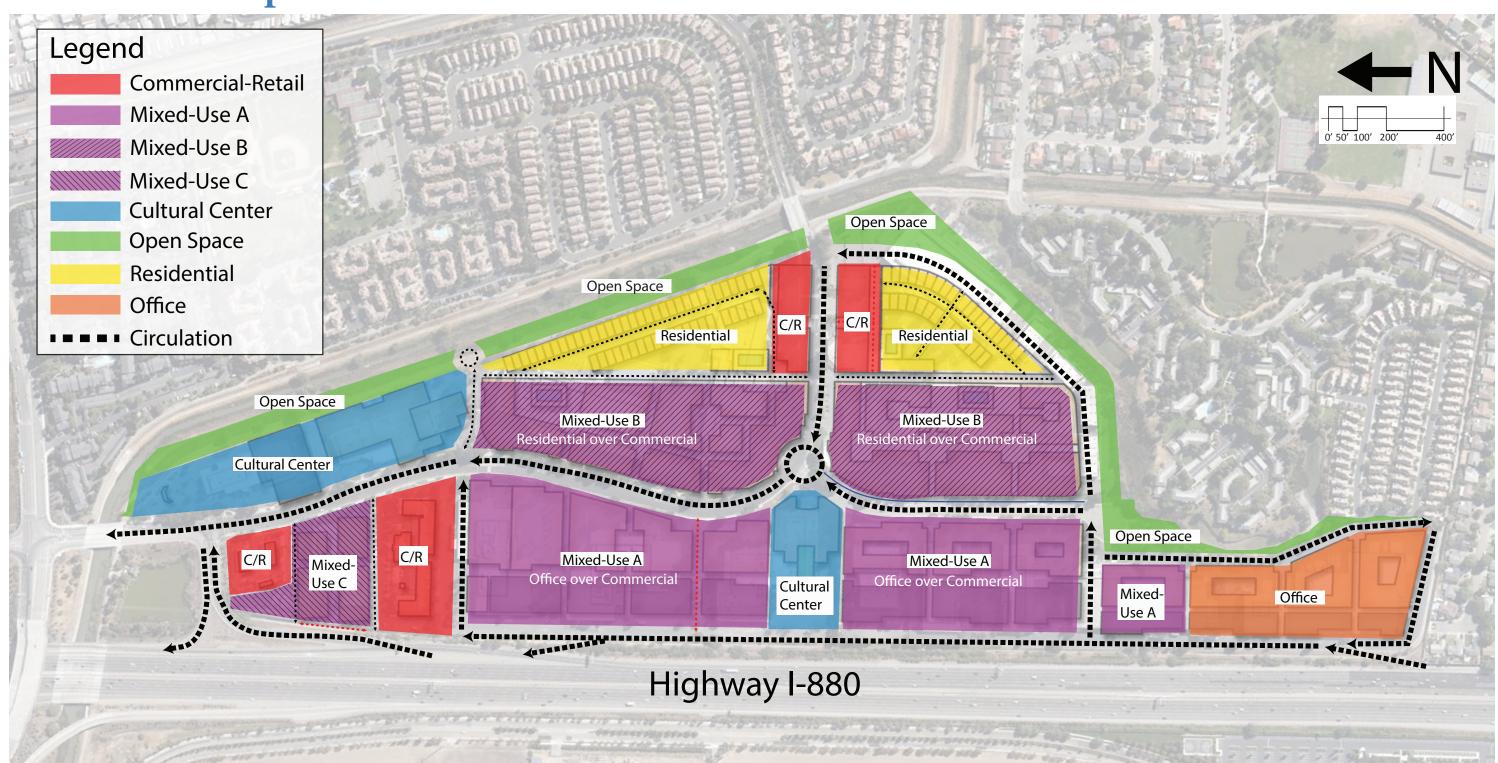


Phase 4: Additional Offices Townhomes

Circulation



Land-Use Map



Descriptions of Land-Uses

Commercial-Retail

Refers to facilities that are designated only for general retail or service commercial purposes.

Mixed-Use A, Commercial-Office

Refers to facilities that have commercial-retail uses in the ground floor and office uses in the upper floors.

Mixed-Use B,

Commercial-Residential

Refers to facilities that have commercial-retail uses in the ground floor and residential uses in the upper floors.

Mixed-Use C,

General Commercial

Refers to facilities that have commercial-retail and commercial-service uses in the ground floor as well as the upper floors. These facilities include a bowling alley, skating rink, and restaurants, and small shops.

Cultural Center

Refers to facilities that promote the arts and customs of various cultures through activities such as theater, exhibitions, dance, musical performances, and others.

Open Space

Refers to spaces for people to stroll, walk, have group activities, and take leisure time in.

Residential

Refers to facilities that have only residential uses. This includes townhouses.

Office

Refers to facilities that have only office uses. The office space will be available for more tech start-up businesses.

Square Footages By Use

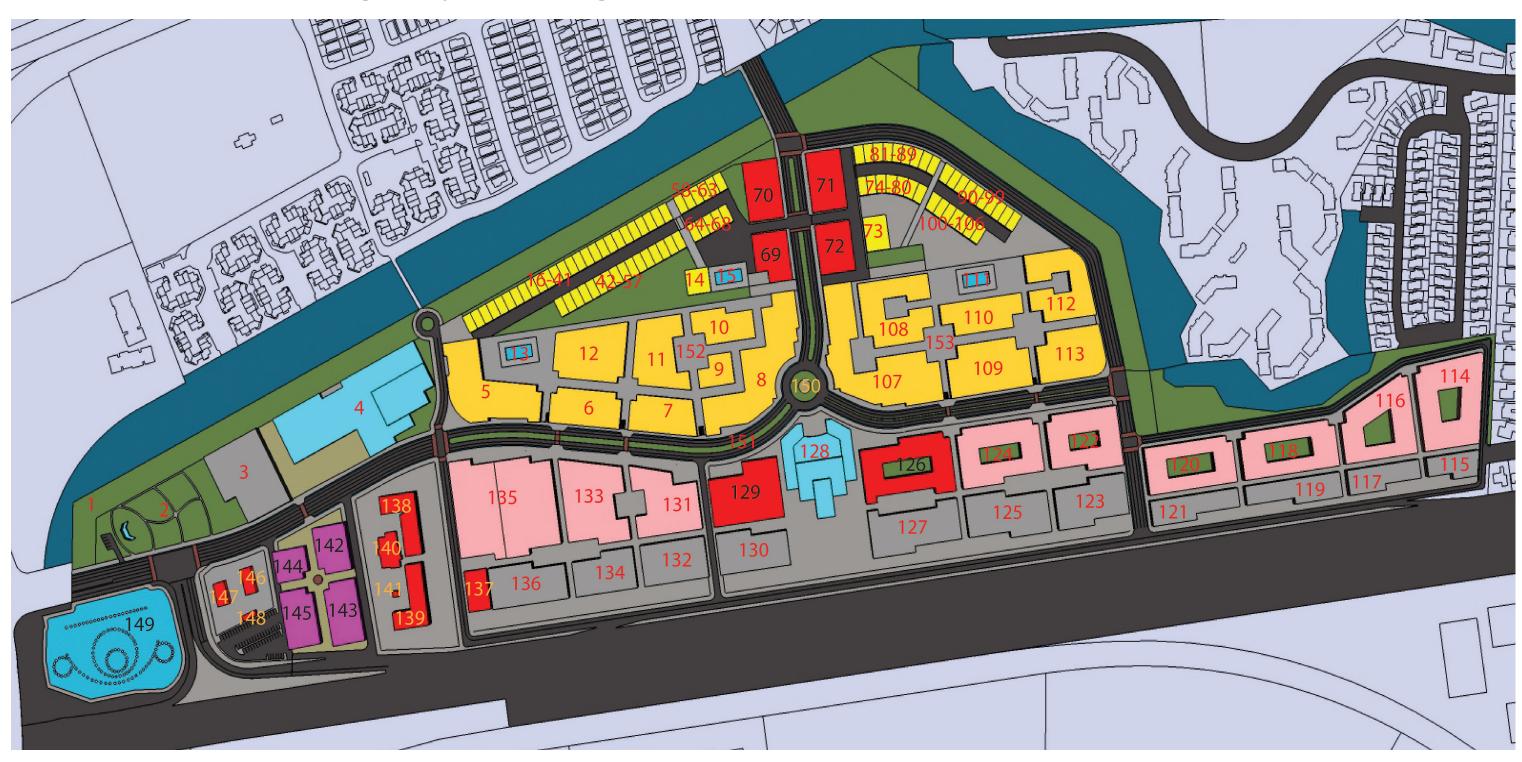
The Cosmo Center will incorporate a variety of uses and activities. The Cosmo Center will include 416,500 square feet of park space, 51,500 square feet for an amphitheater, 95,000 square feet for a cultural center, a 104,500 square feet for an entertainment center, over 1.5 million square feet for mixed use commercial-residential, 10,500 square feet for pool area, 309,000 square feet for townhomes, over 1.2 million square feet for mixed use commercial-office, about 1.4 million square feet for parking space, 130,000 square feet for a high-tech museum, 513,000 square feet of hotel space, 7,000 square feet for a gasoline station, 123,000 square feet for a pond, and 46,000 square feet of pedestrian space.

Square Footage by U	se
Use	Square Footage
Park	416,500
Amphitheater	51,500
Cultural Center	95,000
Entertainment Center	256,500
Mixed Use Commercial-Residential	1,545,000
Pool	10,500
Townhouse	309,000
Mixed Use Commercial-Office	1,137,000
Parking	1,472,500
High Technology Museum	130,500
Hotel	513,000
Gasoline Station	7,000
Pond	123,000
Pedestrian Space (Median)	46,000
Office	303,000
Retail	10,000

Required Parking Spaces							
Use	Use						
Park	833						
Amphitheater	103						
Cultural Center	475						
Entertainment Center	1,283						
Mixed Use Commercial-Residential	1,692						
Pool	40						
Townhouse	746						
Mixed Use Commercial-Office	4,913						
Parking	-						
High Technology Museum	355						
Hotel	1,179						
Gasoline Station	4						
Pond	-						
Pedestrian Space (Median)	-						
Office	1,262						
Retail	461						
Grand Total	13,347						



Square Footages by Building





Square Footages By Building

Square Footage by Building					
			Square Footage		
Facility Number	Use	Square Footage	(Rounded)		
1	Park	416,357	416,500		
2	Amphitheater	51,733	51,500		
3	Cultural Center	94,965	95,000		
4	Entertainment Center	104,400	104,500		
5	Mixed Use Commercial-Residential	150,403	150,500		
6	Mixed Use Commercial-Residential	79,780	80,000		
7	Mixed Use Commercial-Residential	74,714	74,500		
8	Mixed Use Commercial-Residential	179,551	179,500		
9	Mixed Use Commercial-Residential	31,200	31,000		
10	Mixed Use Commercial-Residential	59,101	59,000		
11	Mixed Use Commercial-Residential	101,344	101,500		
12	Mixed Use Commercial-Residential	118,270	118,500		
13	Pool	3,600	3,500		
14	Pool Facility	12,800	13,000		
15	Pool	3,600	3,500		
16	Townhouse	3,409	3,500		
17	Townhouse	3,409	3,500		
18	Townhouse	3,409	3,500		
19	Townhouse	3,409	3,500		
20	Townhouse	3,409	3,500		
21	Townhouse	3,409	3,500		
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23	Townhouse	3,409	3,500		
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27	Townhouse	3,409	3,500		
28	Townhouse	3,409	3,500		
29	Townhouse	3,409	3,500		
30	Townhouse	3,409	3,500		
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32	Townhouse	3,409	3,500		
33	Townhouse	3,409	3,500		
34	Townhouse	3,409	3,500		
35	Townhouse	3,409	3,500		
36	Townhouse	3,409	3,500		
37	Townhouse	3,409	3,500		
38	Townhouse	3,409	3,500		
39	Townhouse	3,409	3,500		

40	Townhouse	3,409	3,500
41	Townhouse	3,409	3,500
42	Townhouse	3,409	3,500
43	Townhouse	3,409	3,500
44	Townhouse	3,409	3,500
45	Townhouse	3,409	3,500
46	Townhouse	3,409	3,500
47	Townhouse	3,409	3,500
48	Townhouse	3,409	3,500
49	Townhouse	3,409	3,500
50	Townhouse	3,409	3,500
51	Townhouse	3,409	3,500
52	Townhouse	3,409	3,500
53	Townhouse	3,409	3,500
54	Townhouse	3,409	3,500
55	Townhouse	3,409	3,500
56	Townhouse	3,409	3,500
57	Townhouse	3,409	3,500
58	Townhouse	3,409	3,500
59	Townhouse	3,409	3,500
60	Townhouse	3,409	3,500
61	Townhouse	3,409	3,500
62	Townhouse	3,409	3,500
63	Townhouse	3,409	3,500
64	Townhouse	3,409	3,500
65	Townhouse	3,409	3,500
66	Townhouse	3,409	3,500
67	Townhouse	3,409	3,500
68	Townhouse	3,409	3,500
69	Commercial	17,600	17,500
70	Commercial	22,859	23,000
71	Commercial	22,741	22,500
72	Commercial	19,196	19,000
73	Facility	17,600	17,500
74	Townhouse	3,600	3,500
75	Townhouse	3,752	4,000
76	Townhouse	3,934	4,000
77	Townhouse	4,136	4,000
78	Townhouse	4,134	4,000
79	Townhouse	4,169	4,000
80	Townhouse	4,012	4,000
81	Townhouse	4,069	4,000
82	Townhouse	3,768	4,000
83	Townhouse	3,942	4,000
84	Townhouse	3,882	4,000
85	Townhouse	3,865	4,000



Square Footages By Building (continued)

86 87 88	Townhouse Townhouse	4,012 3,990	4,000
		3.330	4,000
	Townhouse	3,844	4,000
89	Townhouse	3,546	3,500
90	Townhouse	4,066	4,000
91	Townhouse	3,600	3,500
92	Townhouse	3,600	3,500
93	Townhouse	3,600	3,500
94	Townhouse	3,600	3,500
95	Townhouse	3,600	3,500
96	Townhouse	3,600	3,500
97	Townhouse	3,600	3,500
98	Townhouse	3,600	3,500
99	Townhouse	3,600	3,500
100	Townhouse	4,039	4,000
101	Townhouse	3,600	3,500
102	Townhouse	3,600	3,500
103	Townhouse	3,600	3,500
104	Townhouse	3,600	3,500
105	Townhouse	3,600	3,500
106	Townhouse	3,600	3,500
107	Mixed Use Commercial-Residential	210,007	210,000
108	Mixed Use Commercial-Residential	121,200	121,000
109	Mixed Use Commercial-Residential	126,127	126,000
110	Mixed Use Commercial-Residential	78,600	78,500
111	Pool	3,600	3,500
112	Mixed Use Commercial-Residential	112,060	112,000
113	Mixed Use Commercial-Residential	102,754	103,000
114	Office	102,904	103,000
115	Parking	24,463	24,500
116	Office	84,873	85,000
117	Parking	34,649	34,500
118	Office	115,159	115,000
119	Parking	45,595	45,500
120	Mixed Use Commercial-Office	105,001	105,000
121	Parking	41,999	42,000
122	Mixed Use Commercial-Office	152,778	153,000
123	Parking	94,747	94,500
124	Mixed Use Commercial-Office	170,409	170,500
125	Parking	109,207	109,000

126	Service-Hotel	213,757	214,000
127	Parking	116,204	116,000
128	High Technology Museum	130,329	130,500
129	Service-Hotel	204,000	204,000
130	Parking	86,400	86,500
131	Mixed Use Commercial-Office	153,219	153,000
132	Parking	85,800	86,000
133	Mixed Use Commercial-Office	196,178	196,000
134	Parking	75,900	76,000
135	Mixed Use Commercial-Office	359,661	359,500
136	Parking	94,800	95,000
137	Commercial	9,847	10,000
138	Service-Hotel	44,197	44,000
139	Service-Hotel	43,369	43,500
140	Service-Hotel	7,116	7,000
141	Service-Hotel	370	500
142	Entertainment Center	48,300	48,500
143	Entertainment Center	43,200	43,000
144	Entertainment Center	21,200	21,000
145	Entertainment Center	39,491	39,500
146	Service-Gasoline Station	3,159	3,000
147	Service-Gasoline Station	2,924	3,000
148	Service-Gasoline Station	839	1,000
149	Pond	122,781	123,000
150	Landmark	1,384	1,500
151	Pedestrian Space	46,056	46,000
152	First Level Parking	374,865.17	375,000
153	First Level Parking	288,037.34	288,000



Total Parking By Building

		Building Cha	racteristics			
Facility #1						Total
Story	Ground					
Use	Park					
Square Footage	416,500					416,500
Parking Spaces	833					833
Facility #2						
Story	Ground					
Use	Amphitheater					
Square Footage	51,500					51,500
Parking Spaces	103					103
Facility #3						
Story	Ground	1				
Use	Cultural Center	Cultural Center				
Square Footage	47,483	47,483				95,000
Parking Spaces	237	237				475
Facility #4						
Story	Ground	1				
<u> </u>	Entertainment	Entertainment				
Use	Center	Center				
Square Footage	82,000	22,400				104,500
Parking Spaces	410	112				522
Facility #5						
Story	Ground	1	2	3	4	
,		High-Density	High-Density	High-Density	High-Density	
Use	General Retail	Residential	Residential	Residential	Residential	
Causes Footage	9,400	37,601	37,601	37,601	37,601	160,000
Square Footage	38	25	25	25	25	138
Parking Spaces	36	25	25	25	25	130
Facility #6	Ground	1	2	3	4	
Story	Ground				High Donsity	
Use	General Retail	High-Density	High-Density	High-Density	High-Density	
Course France	C C40	Residential	Residential	Residential	Residential	226,000
Square Footage	6,648	79,780 53	79,780 53	79,780 53	79,780 53	326,000 239
Parking Spaces	27	53	53	53	55	239
Facility #7	Cround	1	2	2	4	
Story	Ground	High-Density	Lligh Donaitu	High Doneity	High Done	
Use	General Retail		High-Density			
Cause Fratasa	6.226	Residential	Residential	Residential		01.000
Square Footage	6,226 25	18,679 12	18,679 12	18,679 12	18,679 12	81,000
Parking Spaces	25	12	12	12	12	75
Facility #8	Cround	1	2	2	4	
Story	Ground	Lligh Donsity	2	Jigh Donsity	Uigh Dansit	
Use	General Retail	High-Density	High-Density	High-Density	High-Density	
6 5 :		Residential	Residential	Residential	Residential	404 500
Square Footage	14,963	44,888	44,888	44,888	44,888	194,500
Parking Spaces	60	30	30	30	30	180

Facility #9						
Story	Ground	1	2	3	4	
Use	General Retail	High-Density	High-Density	High-Density	High-Density	
USE	General Ketali	Residential	Residential	Residential	Residential	
Square Footage	2,600	7,800	7,800	7,800	7,800	34,000
Parking Spaces	10	5	5	5	5	31
Facility #10						
Story	Ground	1	2	3	4	
		High-Density	High-Density	High-Density	High-Density	
Use	General Retail	Residential	Residential	Residential	Residential	
Square Footage	4,925	14,775	14,775	14,775	14,775	64,000
Parking Spaces	20	10	10	10	10	59
Facility #11		-		-		
Story	Ground	1	2	3	4	
		High-Density	High-Density	High-Density	High-Density	
Use	General Retail	Residential	Residential	Residential	Residential	
Square Footage	8,445	25,336	25,336	25,336	25,336	110,000
Parking Spaces	34	17	17	17	23,330	10,000
Facility #12	34	17	17	17	17	101
	Cuarrad	1	2	3	4	
Story	Ground	Litale Describe	Z		4	
Use	General Retail	High-Density	High-Density	High-Density	High-Density	
		Residential	Residential	Residential	Residential	
Square Footage	9,856	29,567	29,567	29,567	29,567	128,000
Parking Spaces	39	20	20	20	20	118
Facility #13						
Story		1				
Use		Pool				
Square Footage		3,600				3,500
Parking Spaces		-				-
Facility #14						
Story	Ground					
Use	Pool Facility					
Square Footage	12,800					13,000
Parking Spaces	26					26
Facility #15						
Story	Ground					
Use	Pool					
Square Footage	3,600					3,500
Parking Spaces	7					7
Facility #16-68						
Story	Ground	1				
Use	Townhouse	Townhouse				
Square Footage	90,352	90,352				180,500
Parking Spaces	213	213				425
Facility #69	213	213				423
	Cround					
Story	Ground					
Use	Retail					

Total Parking By Building



Carrage Footoge	17.000					17 500
Square Footage	17,600					17,500
Parking Spaces	88					88
Facility #70						
Story	Ground					
Use	Retail					
Square Footage	22,859					23,000
Parking Spaces	114					114
Facility #71						
Story	Ground					
Use	Retail					
Square Footage	22,741					22,500
Parking Spaces	114					114
Facility #72						
Story	Ground					
Use	Retail					
Square Footage	19,196					19,000
Parking Spaces	96					96
Facility #73	90					90
-	Craund	1				
Story	Ground	Taalaaaa				
Use	Townhouse	Townhouse				47.500
Square Footage	8,800	8,800				17,500
Parking Spaces	21	21				41
Facility #74-106						
Story	Ground	1				
Use	Townhouse	Townhouse				
Square Footage	59,400	59,400				119,000
Parking Spaces	140	140				280
Facility #107						
Story	Ground	1	2	3	4	
Hee	Datail	High-Density	High-Density	High-Density	High-Density	
Use	Retail	Residential	Residential	Residential	Residential	
Square Footage	17,501	52,502	52,502	52,502	52,502	227,500
Parking Spaces	70	35	35	35	35	210
Facility #108						
Story	Ground	1	2	3	4	
5.5.7		High-Density		High-Density		
Use	Retail	Residential	Residential	Residential	Residential	
Square Footage	10,100	30,300	30,300	30,300	30,300	131,500
	10,100	20	20	20	20	131,300
Parking Spaces	40	20	20	20	20	121
Facility #109	Carrent	41	2	2	4	
Story	Ground	1	2	3	4	
Use	Retail	High-Density	High-Density	High-Density	High-Density	
		Residential	Residential	Residential	Residential	
Square Footage	10,511	31,532	31,532	31,532	31,532	136,500
Parking Spaces	42	21	21	21	21	126
Facility #110						
Story	Ground	1	2	3	4	

Use	Retail	High-Density	High-Density	High-Density	High-Density	
		Residential	Residential	Residential		
Square Footage	6,550		19,650	19,650	19,650	85,000
Parking Spaces	26	13	13	13	13	79
Facility #111						
Story	Ground					
Use	Pool					
Square Footage	3,600					3,500
Parking Spaces	7					7
Facility #112						
Story	Ground	1	2	3	4	
Use	Retail	High-Density Residential	High-Density Residential	High-Density Residential	High-Density Residential	
Square Footage	9,338		28,015	28,015	28,015	121,500
Parking Spaces	37	19	19	19	19	112
Facility #113	3,	-13		13	13	
Story	Ground	1	2	3	4	
3.01 y	Ground	High-Density	High-Density	High-Density	High-Density	
Use	Retail	Residential	Residential	Residential	Residential	
Square Footage	8,563	25,688	25,688	25,688	25,688	111,500
Parking Spaces	34	23,088	23,088	25,000	23,088	103
	34	1/	17	1/	17	103
Facility #114	C I	4				
Story	Ground	1				
Use	Office	Office				100.000
Square Footage	51,452	51,452				103,000
Parking Spaces	214	214				429
Facility #115						
Story	Ground	1				
Use	Parking Structure	Parking Structure				
Square Footage	12,232	12,232				24,500
Parking Spaces	-	-				-
Facility #116						
Story	Ground	1				
Use	Office	Office				
Square Footage	42,437	42,437				85,000
Parking Spaces	177	177				354
Facility #117						
Story	Ground	1				
Use		Parking Structure				
Square Footage	17,325	17,325				34,500
Parking Spaces	17,323	17,323				-
Facility #118						
Story	Ground	1	2			
Use	Office		Office			
						115.000
Square Footage	38,386	38,386	38,386			115,000



Total Parking By Building (continued)

Parking Spaces	160	160	160			480
Facility #119	200	100	100			
Story	Ground	1				
Use	Parking Structure					
Causes Footogs	22,797	22 707		$\overline{}$		45,500
Square Footage	22,797	22,797				45,500
Parking Spaces Facility #120	-	-				_
	Ground	1	2			
Story Use	Office + Gym	1 Office + Gym	Office + Gym			
Square Footage	35,000		35,000			105,000
· · · · · · · · · · · · · · · · · · ·		35,000				432
Parking Spaces	144	144	144			432
Facility #121	Current	4				
Story	Ground	1				
Use	Parking Structure	Parking Structure				
Square Footage	20,999	20,999				42,000
Parking Spaces	-	-				-
Facility #122						
Story	Ground	1	2	3		
Use	Retail	Office	Office	Office		
Square Footage	38,194	38,194	38,194	38,194		153,000
Parking Spaces	191	159	159	159		668
Facility #123						
Story	Ground	1	2			
Use	Parking Structure	Parking Structure	Parking Structure			
Square Footage	31,582	31,582	31,582			94,500
Parking Spaces	-	-	-			-
Facility #124						
Story	Ground	1	2	3		
Use	Retail	Office	Office	Office		
Square Footage	42,602	42,602	42,602	42,602		170,500
Parking Spaces	213	178	178	178		746
Facility #125						
Story	Ground	1	2			
5 10. y	0.04.14		Parking			
Use	Parking Structure	Parking Structure	Structure			
Square Footage	36,402	36,402	36,402			109,000
Parking Spaces	-	-	-			-
Facility #126						
Story	Ground	1	2	3	4	
Use	Hotel	Hotel	Hotel	Hotel	Hotel	
Square Footage	42,751	42,751	42,751	42,751	42,751	214,000
Parking Spaces	178	66	66	66	66	441
Facility #127						
Story	Ground	1	2			

Use	Parking Structure	Parking Structure	Parking Structure			
Square Footage	38,735	38,735	38,735			116,000
Parking Spaces	-	-	-			-
Facility #128						
Story	Ground	1	2	3	4	
·			High-	High-	High-	
Use	High-Technology		Technology	Technology	Technology	
	Museum	Museum	Museum	Museum	Museum	
Square Footage	49,108	37,617	40,817	7,200	7,200	142,000
Parking Spaces	123	94	102	18	18	355
Facility #129						
Story	Ground	1	2	3	4	
Use	Hotel	Hotel	Hotel	Hotel	Hotel	
Square Footage	40,800		40,800	40,800	40,800	204,000
Parking Spaces	170	63	63	63	63	421
Facility #130	170	03	03	03	03	
Story	Ground	1	2			
Story	Ground	1	Parking			
Use	Parking Structure	Parking Structure	Structure			
Square Footage	20 000	20 000				86,500
Square Footage	28,800	28,800	28,800			80,300
Parking Spaces	-	-	-			-
Facility #131	Canada	1	2	2		
Story	Ground	044:	2	3		
Use	Retail	Office	Office	Office		452.000
Square Footage	38,305	38,305	38,305	38,305		153,000
Parking Spaces	192	160	160	160		670
Facility #132	0 1	4	2			
Story	Ground	1	2			
Use	Parking Structure	Parking Structure	Parking			
			Structure			
Square Footage	28,600	28,600	28,600			86,000
Parking Spaces	-	-	-			-
Facility #133						
Story	Ground	1	2	3		
Use	Retail	Office	Office	Office		
Square Footage	49,044		49,044	49,044		196,000
Parking Spaces	200	204	204	204		813
Facility #134						
Story	Ground	1	2			
Use	Parking Structure	Parking Structure	Parking Structure			
Square Footage	25,300	25,300	25,300			76,000
Parking Spaces	-					-
Facility #135						
Story	Ground	1	2	3		
Use	Retail	_	Office	Office		
Use	retall	Office	Office	Office		



Total Parking By Building (continued)

Square Footage	101,672	101,672	101,672	54,645	359,500
Parking Spaces	508	424	424	228	1,583
Facility #136					
Story	Ground	1	2		
Hee	Daulius Churchius	Daulius Churstina	Parking		
Use	Parking Structure	Parking Structure	Structure		
Square Footage	31,600	31,600	31,600		95,000
Parking Spaces	-	-	-		-
Facility #137					
Story	Ground				
Use	Retail				
Square Footage	9,847				10,000
Parking Spaces	49				49
Facility #138					
Story	Ground	1	2		
Use	Hotel	Hotel	Hotel		
Square Footage	14,732	14,732	14,732		44,000
Parking Spaces	49	49	49		147
Facility #139					
Story	Ground	1	2		
Use	Hotel	Hotel	Hotel		
Square Footage	14,456	14,456	14,456		43,500
Parking Spaces	48	48	48		145
Facility #140	40	40	40		143
Story	Ground				
Use	Hotel				
					7,000
Square Footage	7,116				7,000
Parking Spaces	24				24
Facility #141	Current				
Story	Ground				
Use	Hotel				500
Square Footage	370				500
Parking Spaces	1				1
Facility #142			_		
Story	Ground	1	2		
Use	Entertainment	Entertainment			
	Center				
Square Footage	16,100	16,100	16,100		48,500
Parking Spaces	81	81	81		242
Facility #143					
Story	Ground	1			
Use	Entertainment	Entertainment			
	Center	Center			
Square Footage	21,600	21,600			43,000
Parking Spaces	108	108			216
Facility #144					
Story	Ground	1			
Square Footage	10,600	10,600			21,000

Facility #145					
Story	Ground	1			
3.01 y	Entertainment	Entertainment	$\overline{}$		
Use	Center	Center			
Square Footage	19,746	19,746			39,500
Parking Spaces	99	99			197
Facility #146					
Story	Ground				
Use	Gasoline Pump				
Square Footage	3,159				3,000
Parking Spaces	-				-
Facility #147					
Story	Ground				
Use	Gasoline Pump				
Square Footage	2,924				3,000
Parking Spaces	-				-
Facility #148					
Story	Ground				
Use	Gasoline Station				
Square Footage	839				1,000
Parking Spaces	4				Δ
Facility #149	7				
Story	Ground				
Use	Pond				
Square Footage	122,781				123,000
Parking Spaces	122,701				123,000
Facility #150	-				-
Story	Ground				
Use	Landmark				
					1 500
Square Footage	1,384				1,500
Parking Spaces	-				-
Facility #151	Current				
Story	Ground				
Use	Pedestrian Space				
Square Footage	46,056				46,000
Parking Spaces	-				-
Facility #152					
Story	Ground				
Use	Parking Structure				
Square Footage	374,865				375,000
	374,003				373,000
Parking Spaces	-				
Facility #153					
Story	Ground				
	Parking Structure				
Use					
Use Square Footage	288,037				288,000

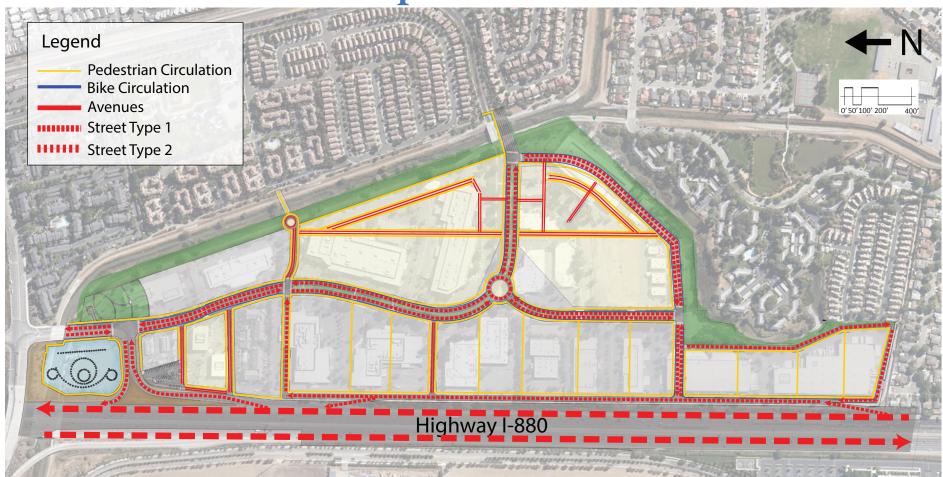
Grand Total Parking Spaces

Circulation and Parking Map





Circulation Map



The street network in Cosmo Center is designed to accommodate a mix of mobility options. This includes pedestrian, bicycle, and vehicular circulation, and the use of different street types to handle different traffic volumes.

Vehicular Circulation

Vehicular circulation is kept on the major streets and coerced to move slowly by use of narrow lanes, bulb-outs at pedestrian crossings and one-way street systems.

Bicycle Circulation

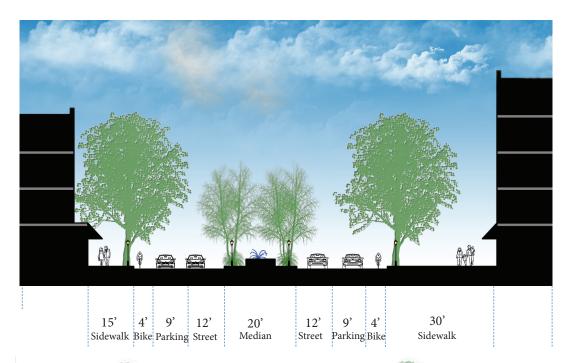
Bicycle circulation is accommodated through bicycle lanes that are buffered from vehicular circulation by on-street parking.

Pedestrian Circulation

Pedestrian circulation is served by a multitude of paths that are accessible only to pedestrians give pedestrians a greater sense of accessibility to the site.

California Circle Typical Section and Plan

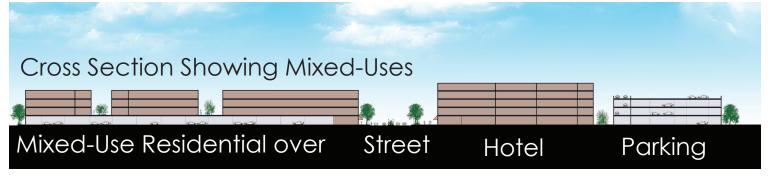
California Circle will accomodate pedestrian, bicycle, and automobile circulation by use of wide sidewalks, bicycle lanes, on-street parking, and narrow vehicular lanes.











Cross Sections

The cross-sections depict the California Circle area and the mix of uses near the main street. The mixed-use developments will incorporate residential uses on the upper three floors. Most of the ground floor will be dedicated to an enclosed parking garage for residents. A small section of the ground floor will be reserved for commercial-retail uses to attract activity on California Circle.

Across California Circle will be a luxury hotel. The upper floors will consist of hotel rooms and suites for visitors. The ground floor will be reserved for hotel administration and services, such as restaurants and bars. Behind the hotel will be a parking garage for tourists and visitors of the hotel and Cosmo Center.



The cross-section above shows the **transition of uses** in Cosmo Center. Going left to right (or east to west), it is observed that residential uses are positioned close to the existing residential neighborhoods near the site.

Commercial-Residential Uses

Next, denser residential uses are mixed with parking and commercial-retail uses with mixed-use developments. The main street of Cosmo Center, California Circle, will be complete with streetscaping and activities centers in developments alongside it to make it the central corridor of Cosmo Center. A luxury hotel will house restaurants and other commercial services in the ground floor, while the upper floors will have luxury suites.

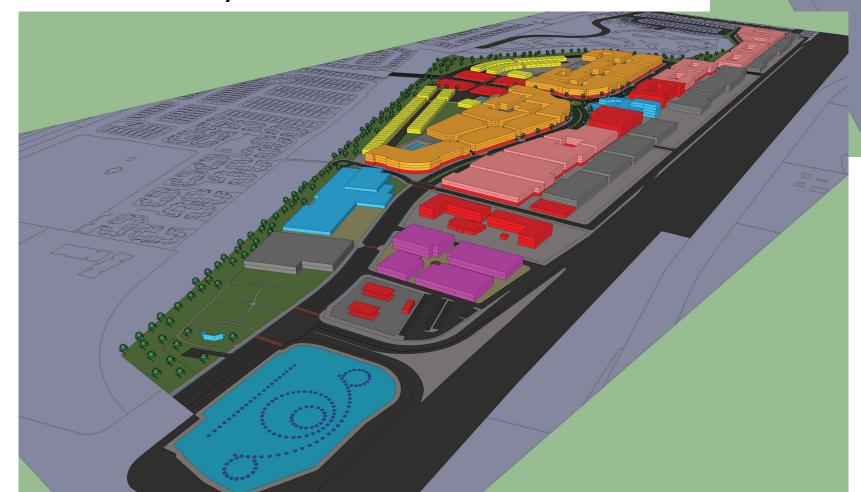
Parking Structures

A parking structure will accommodate the parking needs of hotel and Cosmo Center visitors. Parking structures will also be complete with façades facing Interstate 880 to attract the attention of highway users.



General Views of Project Proposal

Bird's Eye View from the North



Bird's Eye View from the South





Looking west along California Circle towards the roundabout plaza and the Milpitas Tech Museum

View showing Milpitas Tech Museum (left), California Circle, and the roundabout with the sculptur.







Landscaped median along California Circle and roundabout with museum seen on the right side







Milpitas Tech Museum and central roundabout with sculpture







Landscaped median with benches and other pedestrian-friendly features at California Circle





Parking structures with façade and frontage road along Interstate 880





Pedestrian median with water features



Looking down California Circle from roundabout plaza



Variety of retail and service options at California Circle











Team 3
Stephen Severon
Tom Bertwistle
Alex Perez
Yuri Way

THE CIRCLE





THE CIRCLEVision Statement:

THE CIRCLE will be a vibrant community bustling with recreational, educational, and culturally rich venues to explore; it will serve as a premiere destination for ethnic cuisine, artistic expression, shopping, and entertainment. THE CIRCLE will continually transform itself to resonate the spirit of its diverse community setting at any given time. Designed to fit the needs of nearby residents and tourists, California Circle will offer plenty of unique experiences and be an attractive destination to visit.

Project Description

Two primary objectives fueled our site re-envisioning: creating an alluring multi-faceted destination for all demographics, and cultivating a captivating pedestrian-oriented environment wherein walkers and shoppers alike would want to linger.

The Circle has 1,115,537 square feet of commercial space concentrated at the site's core: just over 1 million square feet is designated for retail, and 109,000 square feet is designated for two hotels; in addition, offices are allotted 153,000 square feet. Low to medium density residential border the eastern edge of the site, and high density residential sits above ground floor commercial space along California Circle.

Our signature sector is a 606,000 square foot civic complex and 270,000 square foot interactive public plaza. The complex is comprised of up to three separate buildings, which allow for more feasible construction: a conference center will enable local, national and international conferences, seminars and exhibitions; a performance center enables cultural performances, concert festivals, dance exhibitions and theater productions; and a special space within the center will be utilizable at minimal costs for existing religious facilities to congregate. The centers will also offer rentable space for complementary retail. The open, paved public plaza is a flexible platform supportive of farmers markets, local food entrepreneurs, fairs, etc. The western tip of the plaza features an outdoor amphitheater as a casual venue for live performances and outdoor movie screening.

The Circle achieves a strong user experience and sense of belonging through reinforcing pedestrian priority in our designs. Though high-density mixed-retail line the main streets, human scale elements are used to create an environment of intimacy and allow elements to be appreciated by viewers at the street level. Sidewalks have been extended to allow adequate space for street

furniture and other sidewalk amenities, and provide easy access to the high-density street frontage. Existing mature trees in addition to installed landscaping enhances the attractiveness of the site and heightens the pedestrian experience. Furthermore, pedestrian only pathways meander throughout the site, bringing in the charm of a village and increasing physical permeability. Aimed for users to develop a strong sense of attachment and belonging personalization is encouraged through interactive public art. Professional, amateur and beginner artists alike are encouraged to submit artwork for public display, adding richness and cultivating a sense of community pride.

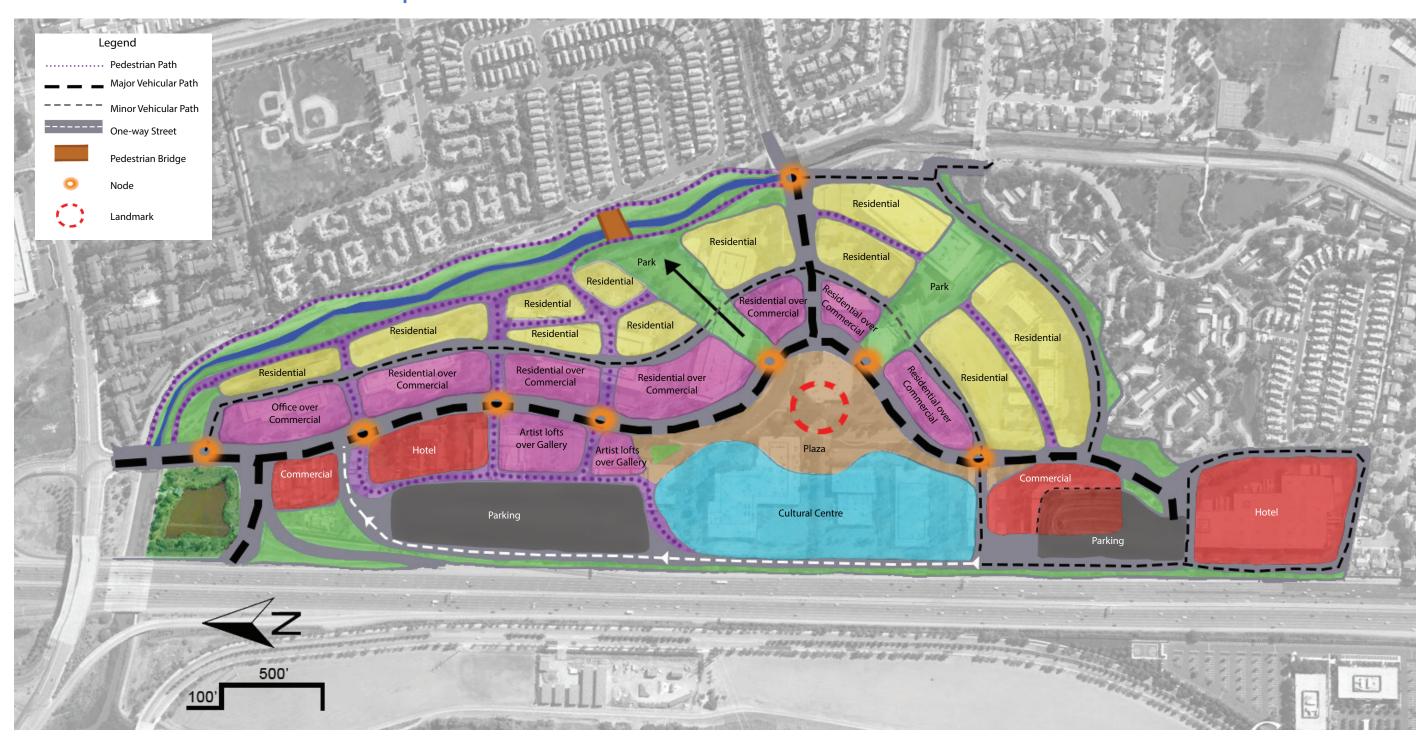
Striking vistas have been created throughout the site. Two grand axis stems outward from the public plaza toward the western site boundary. The northern axis is a tiered 114,000 square foot park lined with retail, featuring patios that open onto the park. The southern axis is a sloped 56,000 square foot park that ascends to the existing open space just outside the site boundary. To reinforce our goal of sustainability, the parks will utilize native, drought-tolerant plants, and grey water for landscaping.

To further realize our sustainability goals, the redesigned layout is supportive of sustainable transportation: the aforementioned pedestrian-only pathways permeate the site; 2-way cycle lanes are provided on all major streets; and public transit routes can easily be incorporated with the goal of adding a major transit terminal, this site is ready to become a transit oriented development.

The new residences lining the periphery of the site seamlessly pull in the existing residential community and slowly transition into a commercial environment. This slow transition sensitively integrates residences to the new busting core that is set to offer unique recreation amenities and a lively shopping and entertainment district. Welcome to The Circle.



THE CIRCLE - Concept Plan





Illustrative Site Plan





Development Table

Building				Apartments	Parking
Number	Floors	Use	Area (ft²)	(Housing)	Required
1	1	Commercial Retail	76,675	-	307
	2	Office	76,675	-	253
	3	Office	76,675	-	253
2	6	Commercial Hotel	45,600	646	646
3	1	Commercial Retail	40,948	-	164
	2	Residential	40,948	29	58
	3	Residential	40,948	29	58
4	1	Residential	24,038	17	34
	2	Residential	24,038	17	34
5	1	Commercial Retail (Gallery)	46,626	-	187
	2	Residential (loft)	46,626	33	66
6	1	Commercial Retail	33,389	-	134
	2	Residential	33,389	24	47
7	1	Residential	34,681	25	49
	2	Residential	34,681	25	49
8	1	Commercial Retail (Gallery)	78,032	-	312
	2	Residential (loft)	78,032	55	111
9	1	Commercial Retail	57,852	1	231
	2	Residential	57,852	41	82
10	1	Residential	31,111	22	44
	2	Residential	31,111	22	44
11	1	Commercial Retail	57,222	-	229
	2	Residential	57,222	41	81
12	1	Commercial Retail	128,089	-	512
	2	Residential	128,089	91	181
	3	Residential	74,167	53	105

Building				Apartments	Parking
Number	Floors	Use	Area (ft²)	(Housing)	Required
13		Residential	46,400		66
		Residential	46,400		66
14		Commercial Retail	54,099	-	216
		Residential	54,099	38	77
15		Commercial Retail	77,185	-	309
10		Residential	77,185	55	109
16		Commercial Retail	64,580		258
		Commercial Retail	64,580		258
17		Commercial Retail	23,784	-	95
		Commercial Retail	23,784	-	95
18		Residential	23,200		33
		Residential	23,200		33
19		Cultural Centre	605,964	-	1,212
20		Commercial Retail	47,986	-	307
		Residential	47,986	34	68
	3	Residential	47,986	34	68
21	1	Residential	116,000	82	164
	2	Residential	116,000	82	164
22	1	Commercial Retail	45,834	-	307
	2	Residential	45,834	32	65
	3	Residential	45,834	32	65
23	1	Residential	127,600	90	181
	2	Residential	127,600	90	181
24	6	Commercial Hotel	63,214	896	896
25	1	Commercial Retail	86,058	-	307
26	1	Residential	75,460	53	107
	2	Residential	75,460	53	107
		Totals	3708029	1299	10085



Project Phasing

The Circle sits on approximately 117 acres of land. The site is divided into four phases for development based on built square footage, building type and use, and proximity to the freeway ramp. The Phasing is detailed below.



Phase I consists of the building types and uses immediately adjacent to the freeway off ramp. Approximately 830,000 square feet of mixed use buildings comprised of commercial retail, the existing hotel renovated, office and some initial residential over retail. Starting here seeds the rest of the site for development.



Phase II completes the residential over retail mixed use component creating an activity center which is lively, engaging, and inviting for the surrounding community. Phase II will consist of approximately 1,166,000 square feet of building space.



Phase III is the construction of the heart and center of The Circle, the Cultural Center. The Cultural Center is approximately 600,000 of the 840,000 square feet of total building footage. The remainder is the secondary anchor hotel and market place. Because of the large costs, this center is built in the final phase of commercial construction and set the stage for the final phase.



Phase IV is the completion of the village homes. All main residential components are built at the end to ensure property values, ROI for the developer, and that the new residents would be entering a surrounding which is complete and free from construction intrusions such as noise and debris.

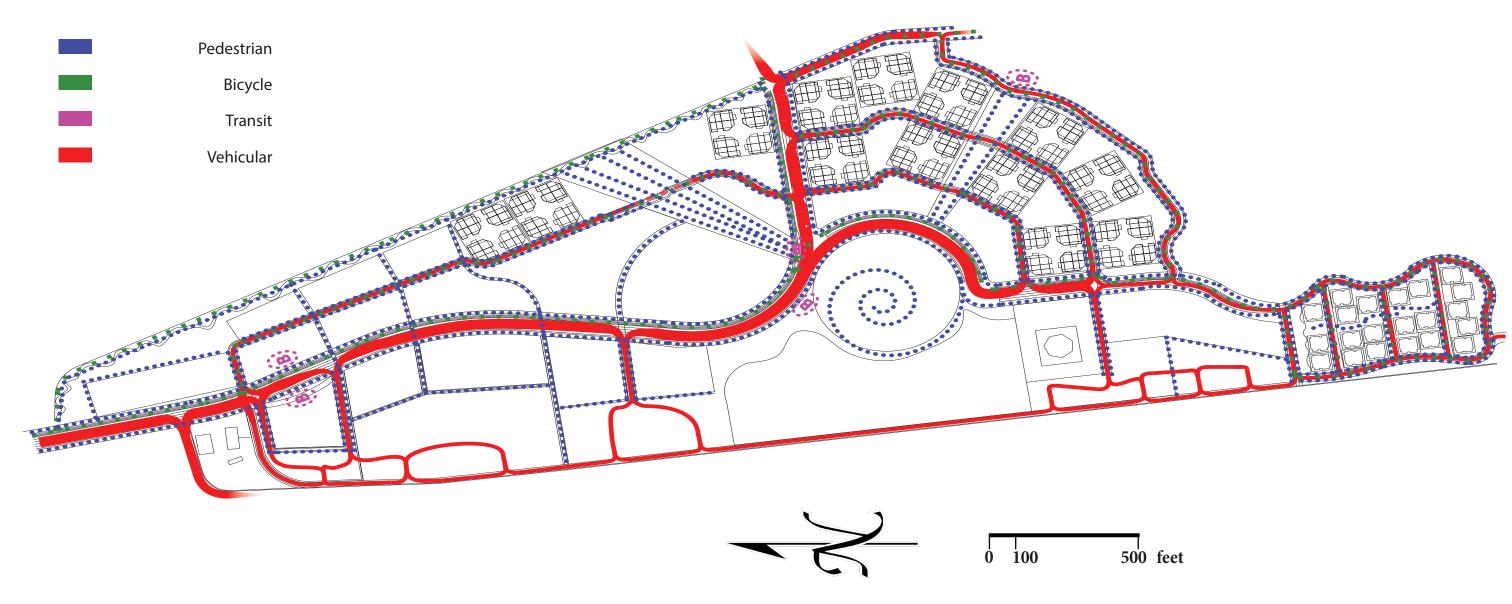


Land Use Map



Circulation Map

Legend





Circulation



Bicycle experience bridges the need for direct commute roadways for long distance travel and the pedestrian facilities and amenities offered up throughout the site. Bicycles have dedicated cycle tracts on main

thoroughfares for the main commutes. All subsequent roads are shared roadways with proper markings and inhibited vehicular speeds. Bike parking will be plentiful across the entire site: both short-term and long-term will be provided, as well as bike maintenance facilities.



Pedestrian experience is at the heart and soul of this site. Their movement has complete priority and permeability throughout the site. To facilitate this, large crosswalks interrupt the main boulevards, the smaller roads are designed to inhibit speed and let the pedestrian feel comfortable in the street

as well. There are a variety of open spaces to explore and connections which bridge the site via pedestrian pathways. Visual interest through specific view corridors direct people throughout the site as well, facilitating their movement toward large public open spaces like the creek walk or grand terraced parks, and away from residential retreats.



Transit experience is direct and to the point. Several sheltered and ornate bus stops are located on the site, including twin terminal stations at the

center of the site which act as a central distribution point, facilitating easy access throughout the entire city, and encouraging rider usage. As a transit oriented development, specific incentives should be granted to encourage rider usage such as discounted passes for employers, reduction in parking requirements and density bonuses for developers, and use of the traffic impact fees to directly affect the transit network on the site.



Vehicular experience is slower moving but friendly. Though The Circle will not encourage vehicle use, it does provide adequately for it in many ways. Large parking structures make parking easy and, because they are concentrated,

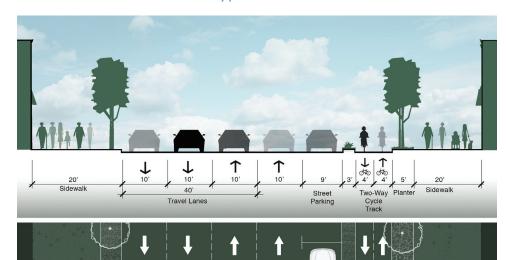
will encourage walking throughout the site. The main thoroughfares sit on approximately the same roadways as the existing infrastructure to align with current property lines, with minor changes for visual interests. North Abbott Avenue will now connect through with California Circle and create a third connection to the site. Behind the single family residential component, a fourth connecting street is added to ensure maximum accessibility for the sites residents to come and go without sharing roads with patron traffic.



Proposed Streets Typology

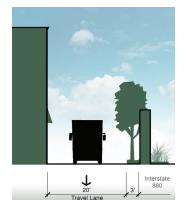
Street Type 1 Typical Cross Section Looking North

Commercial/Civic Street Type – California Circle

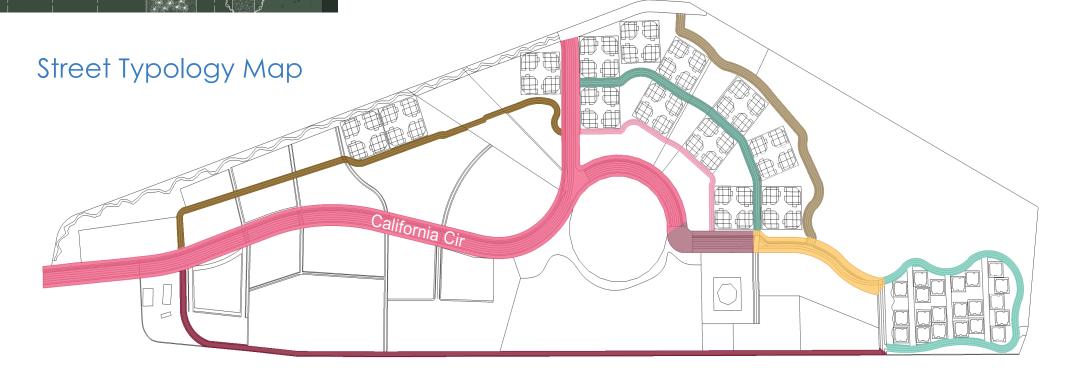


The existing California Circle will be widened to a fourlane two-way traffic street to accommodate increased vehicular traffic. The street will utilize traffic calming measures to ensure it is suitable for a walkable, pedestrian friendly environment. Sidewalks have been extended to allow adequate space for street furniture and other sidewalk amenities and provide easy access to the highdensity street frontage. Bicycling access and safety is improved by implementing a 2-way cycle track along the east side of the street. On-street parallel parking and a vegetated median buffer bicyclists from vehicular traffic flow. Existing mature trees in addition to installed landscaping will enhance the attractiveness of the site.

Street Type 2 Typical Cross Section Looking South Access Street Type



A new one-way street running parallel to Interstate 880 is proposed to provide public access to the rear of businesses located to the west of California Circle and to the convention center for the purposes of delivery and loading/unloading. A wall and landscape buffer the street from Interstate 880.



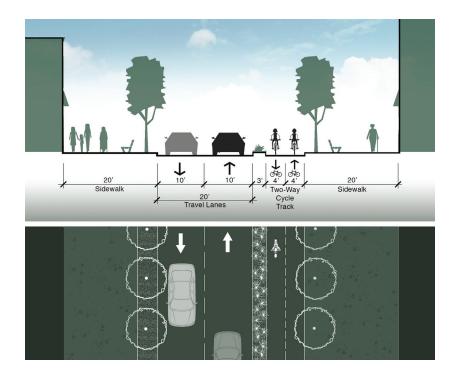


Cal Poly San Luis Obispo / City of Milpitas



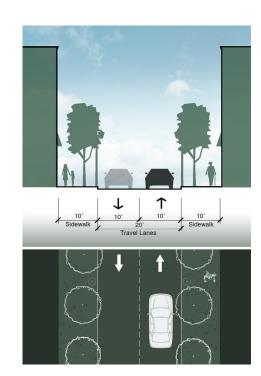
Street Type 3 Typical Cross Section Looking North

Commercial/Residential Street Type – California Circle



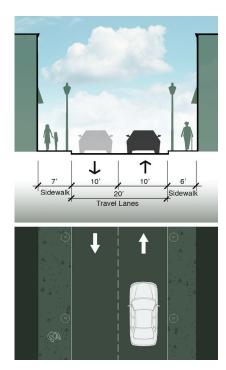
The south end of California Circle leads into a low-density housing area and therefore decreases to a two-lane two-way traffic street. On-site street parking is not provided; a parking lot to the rear of a proposed commercial development on the immediate west of the street type is intended to fulfill the public parking needs within the area. A 2-way cycle track runs along the east side of the street and a vegetated median buffers bicyclists from vehicular traffic flow. Sidewalks have been extended to allow adequate space for street furniture and other sidewalk amenities.

Street Type 4 Typical Cross Section Looking East Residential Street Type



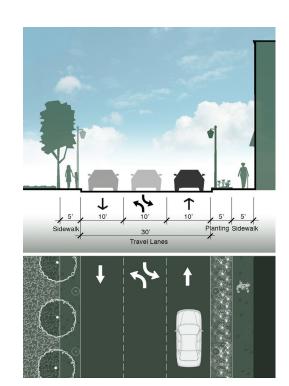
A new Residential Street type to provide access to the new high-density housing. The two-lane two-way traffic street will feature a landscaped street edge as well as light fixtures along either side of the street. Sidewalks are provided for a safe, walkable environment with adequate space for sidewalk amenities.

Street Type 5 Typical Cross Section Looking North Residential Street Type



A new Residential Street type to provide access to the new high-density housing along Guadalupe River and commercial developments east of California Circle. The two-lane two-way traffic street will incorporate light fixtures along either side of the street and sidewalks that facilitate a safe, walkable environment with adequate space for sidewalk amenities.

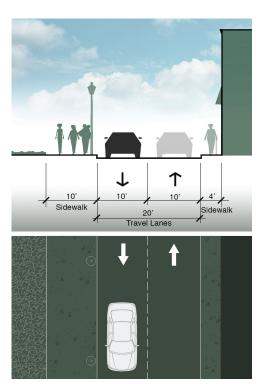
Street Type 6 Typical Cross Section Looking West Residential Street Type



A new Residential Street type to provide access to the high-density housing along the southeastern project boundary. The street type features a two-way two-lane traffic street as well as a two-way center turn lane. A landscaped street edge on the north side of the street increases attractiveness and pedestrian comfort. The south side of the street features a sidewalk to allow pedestrians access to the existing open space.

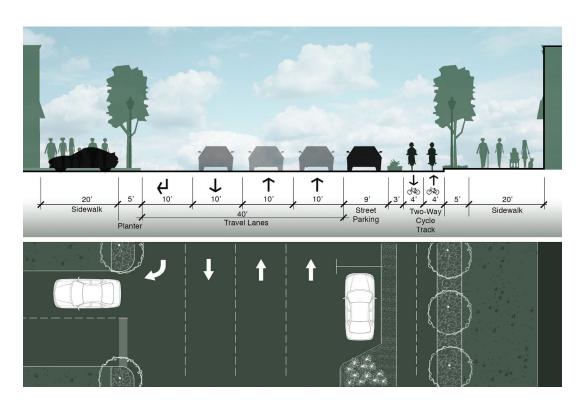


Street Type 7 Typical Cross Section Looking North Residential Street Type



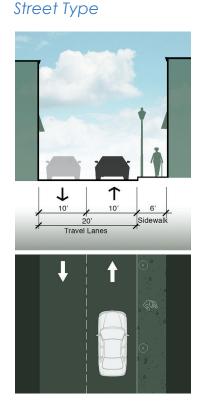
A new Residential Street is proposed. The two-way two-lane traffic street will be slow moving and suitable for bicyclists to share the road. Ample sidewalk space allows for pedestrian comfort. Street frontage is defined by yards and open space that provides an attractive setting for low-density residential homes.

Street Type 8 Typical Cross Section Looking NorthCommercial/Civic Street Type – California Circle



A portion of the existing California Circle will be widened to a four-lane two-way traffic street to accommodate increased vehicular traffic. The south end of this street type features a right-turn lane for access to the proposed hotel. The street will utilize traffic calming measures to ensure it is suitable for a walkable, pedestrian friendly environment. Sidewalks have been extended to allow adequate space for street furniture and other sidewalk amenities and provide easy access to the high-density street frontage. Bicycling access and safety is improved by implementing a 2-way cycle track along the east side of the street. On-street parallel parking and a vegetated median buffer bicyclists from vehicular traffic flow. Existing mature trees in addition to installed landscaping will enhance the attractiveness

Street Type 9 Typical Cross Section Looking East Commercial/Residential



A new Residential Street is proposed to provide access to the new high-density housing and commercial developments southeast of the plaza. The two-lane two-way traffic street will be slow moving to nurture a pedestrian friendly environment and render the streets safe for bicyclists. A sidewalk is provided on the residential side of the street and incorporates light fixtures to facilitate a safe, walkable

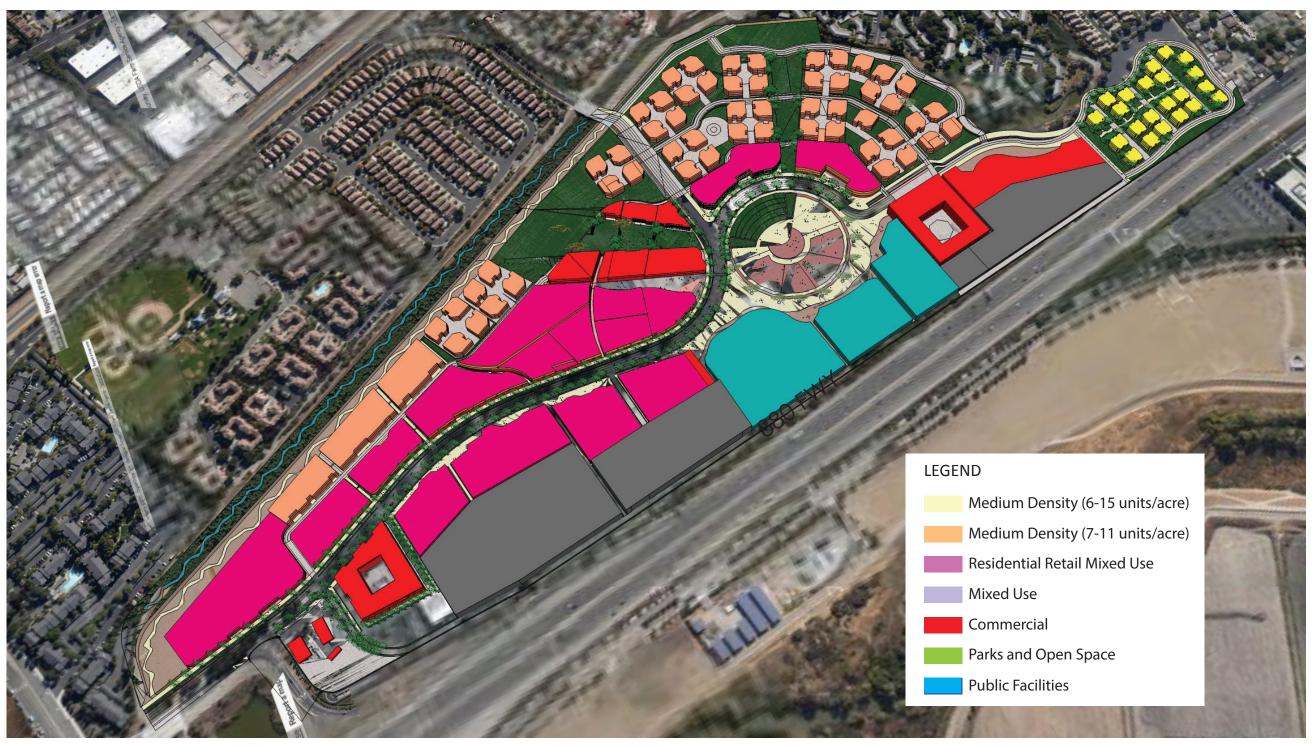






Elevation view towards the Central Plaza and the Cultural Center

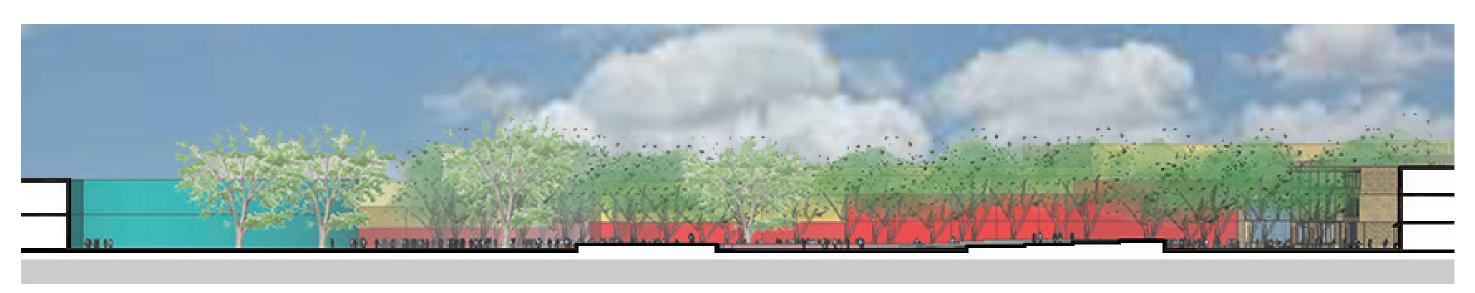
View from Northwest showing Land-use of Built-up Volumes







The Central Plaza, with the amphitheatre set up for live music .



Section of the Central Plaza looking from South from California Circle





The Central Plaza and the amphitheater looking to the West

Central Plaza park with commercial uses on the Southwest.



Three story buildings (residential over retail) facing the Plaza



